

Mr. Rob Squibb  
PRP Architects  
10 Lindsey Street  
London  
EC1A 9HP

Application Ref: **2015/5997/P**

Please ask for: **Ian Gracie**

Telephone: 020 7974 **2507**

27 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:

**Maiden Lane Estate  
Maiden Lane  
London  
NW1 9UJ**

Proposal: Amendments to elevation arrangements and adjustments to external access ramps to Block J approved under reference 2012/5552/P dated 22/03/13 (for redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys)

Drawing Nos:

Superseded drawings

(AA1692-2-1-) 1120; 1121; 1123; 1124; 1125; 1126; 1127; 1128; 1129; (AL1692-2-1-) 4209; 4303.

Proposed drawings

(AA1692C-2-1-) 2120; 2121; 2122 Rev A; 2123; 2124, 2125 Rev A; 2126 Rev A; 2127; 2128; 2129; (AL1692-2-1-) 5209; 5303.



The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

- 1 For the purposes of this decision, condition no 2 of planning permission 2012/5552/P dated 22/03/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan AA1692-2-3-1001; Layout Plans (prefix AA1692-2-1-)1001, 1020 - 1027, 1029 - 1031; Plans and Elevations (prefix AA1692-2-1-)1100, 1102 Rev A, 1103 Rev A, 1104 - 1109, (prefix AA1692C-2-1-) 2120 - 2129, 1140 - 1143; Site Sections (prefix AA1692-2-1-)1009 - 1019; Street Views (prefix AA1692-2-3-)1010 - 1013; Unit Layouts (prefix AA1692-2-3-)1201 - 1219, 1221 - 1223, 1230 - 1237.

Landscape Plans: (prefix AL1692-2-1-)4200, 4204, 4205, 4207, 4208, 5209, 4211, 4217, 4218, 4300, 4301, 4302, 5303, 4304, 4305.

Survey drawings: garages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site drwgs x 4 Rev B; Elevations (buildings 1-6) drwgs x 3.

Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Survey and Arboricultural Implications Assessment by Thompson Ecology dated March 2012, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Application forms and Accommodation schedule; Statement of Community Involvement.

Amended residential accommodation schedule dated 16/01/2013; Amended open space measurement -drawings (prefix AL1692-2-1-)SK004 rev B, SK006 rev C, SK007 rev B; CHP duct routes plan LME53902\_M\_903 rev B; Revised Air Quality Assessment by Entran dated 18/01/2013; Letter from Spectrum Acoustic Consultants dated 18/01/13.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval:

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 22/03/2013 reference 2012/5552/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

The proposed changes comprise:

Block A - (East Elevation) minor changes in configuration of panels, (South Elevation) removal of Network Rail Steps, Ventilation Louvres added at the base of the building, (North Elevation) concrete panels changed to vertical orientation from horizontal, louvres at the base of the building changed to pre cast cladding, lower pre cast 'baguette' thickened to read as a continuous datum.

Block B and C - (North Elevation) change from casement windows on stairwells to louvre windows, minor changes to service entrance.

Blocks D, E, F, G, H, and I - (North and South Elevation) concrete panels changed to vertical orientation from horizontal, (East and West Elevation) horizontal head height windows changed to full height windows on all floors, (West Elevation) change from casement windows on stairwells to louvre windows.

Block J - (East and West Elevation) concrete panels changed to vertical orientation from horizontal, (South Elevation) ground level adjusted and pre cast parapet revealed.

Landscape changes - shortening of the ramp so that it is a series of 1:15 and 1:13 ramps with intermediate landings rather than three longer 1:15 ramps.

The changes can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 22/03/2013 under ref 2012/5552/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson  
Director of Culture & Environment

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