

NS/GF/AB/PD9635
email: anthony.brogan@montagu-evans.co.uk

19 November 2015

Planning and Development Control
Camden Council
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1
SECTION 96A - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 2009/3041/P,
APPROVED ON 7th SEPTEMBER 2010 AND SUBSEQUENTLY AMENDED VIA MINOR-MATERIAL
AMENDMENT APPLICATION 2015/1340/P**

We write on behalf our client, Project Quad Limited, to seek approval of non-material amendments to the permitted scheme comprising works permitted by Planning Permission ref. 2009/3041/P and Listed Building Consent ref. 2009/3051/L and subsequently amended via a Section 73 application ref. 2015/1340/P and Listed Building Consent 2015/1817/L.

We are aware the Section 73 amendments (Application ref. 2015/1340/P) have yet to be decided, but have been recommended for approval by the Council subject to a Deed of Variation to the Section 106 agreement, which we expect to be signed imminently and before this application is validation.

For information, we note that a Section 96a non-material amendment was made to application (permission ref. 2015/1778/P) was approved by Camden Council on 10 April 2015. This amendment simply added a condition to permission ref. 2009/3041/P, listing the approved drawings and thus facilitated the Section 73 application 15/1340/P.

The nature of the non-material changes proposed are summarised below and set out in detail on the proposed drawings and Design and Access Statement that accompany this submission.

The following documents accompany this applications:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Proposed Drawing Schedule GS1 prepared by Montagu Evans;
- Design and Access Statement prepared by Moxley Architects;
- Application Drawings prepared by Moxley Architects;
- Sustainability Plan prepared by ABBA Energy;
- Legal Note prepared by Pinsent Masons.

A duplicate of this application has also been submitted for Listed Building Consent to the Council under planning portal ref. **PP-04638467**.

Proposed Amendments

The proposed non-material alterations to the permitted scheme consist primarily of internal alterations to reconfigure the site thus:

From:

- a. 6-10 Cambridge terrace.
- b. 1 Chester gate.
- c. 2 Chester gate.

To:

- a. 6-8 Cambridge terrace.
- b. 9 and 10 Cambridge terrace and 1 Chester gate.
- c. 2 Chester gate.

As the proposals are non-material we note that there will be no change in:

- the number of permitted residential units;
- the permitted residential floorspace;
- the scheme's ability to meet energy / sustainability S106 targets (Refer to attached Sustainability Plan prepared by Abba Energy).

Please refer to the Design and Access prepared by Moxley Architects submitted with this application for full details of the proposals.

As the building is a Grade I listed building, the proposed alterations necessitate a further full Listed Building Consent application. This application seeks primarily to update the permitted plans to reflect these non-material changes.

Conclusion

A cheque made payable to Camden Council for £195 to cover the Application Fee will follow shortly. The application has been submitted online via the planning portal (**PP-04638449**), and a digital version of the submission has been sent to Camden Council Planning and Development Control, marked under the planning portal reference of the submission.

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Anthony Brogan of this office.

Yours faithfully,

MONTAGU EVANS LLP

MONTAGU EVANS LLP