

8 March 2016

Delivered by planning portal

David Fowler
London Borough of Camden
5th Floor
Town Hall Extension
Argyle Street
London
WC1H 8NJ

Dear David

**SECTION 96A NON MATERIAL AMENDMENT APPLICATION TO PLANNING APPLICATION REF:
2014/1617/P AND PLANNING APPEAL REF: APP/X5210/W/14/3001616 – 100 AVENUE ROAD,
LONDON, NW3 3HF**

We have been instructed by our client to submit an application for a non-material amendment following the grant of planning permission at the above site through the planning appeal being allowed by the Secretary at 100 Avenue Road.

The applicant is now keen to progress the redevelopment of the site. The first stage of this will be demolition. Following a review of the planning conditions there are four conditions which require discharging before development (which is above ground demolition in the case of these) can commence. We consider that it is not necessary to discharge two of these prior to demolition happening on site and propose a very minor alteration to the wording to allow for this.

This application (PP- 04880759) seeks to alter the wording of Conditions 27 and 31 to exclude demolition works as the demolition of the existing building has no effect on the u-values and thermal bridging of the proposed scheme or below ground construction methods.

This request is entirely in accordance with the Communities and Local Government 'Greater Flexibility for planning permissions' Guidance and has been discussed and informally agreed with yourself prior to this application.

The wording should be amended to exclude demolition works, as follows:

Condition 27

Before any development commences (other than demolition) details of proposed u-values and the approach to thermal bridging shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The Charlotte Building
17 Gresse Street
London
W1T 1QL

Condition 31

Development shall not commence below ground until detailed design and assessment reports and outline method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the Local Planning authority, such reports shall:

- provide details on all structures over and adjacent to LU assets
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels and mitigate against any EMC (Electromagnetic Compatibility) issues arising from the construction of the new plant.

The development shall thereafter be carried out in all respects in accordance with the approved design and assessment report, method statements and subject to an agreed monitoring strategy, and all structures and works comprised within the development which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

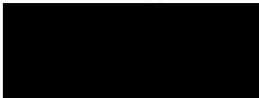
Submission package

Please find enclosed the following:



I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please contact Lorna Henderson or myself at this office.

Yours sincerely,



Fiona Flaherty
Assistant Planner