

CPB/RC/DP3919

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Dear Kate

**102 CAMLEY STREET, LONDON, NW1 0PF
PLANNING APPLICATION FOR NON-MATERIAL AMENDMENTS UNDER SECTION 96A OF
THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO PLANNING
PERMISSION REFERENCE 2014/4381/P AS AMENDED BY 2015/5185/P, 2016/0408/P AND
2016/2336**

PLANNING PORTAL REFERENCE PP-05415481

Following our pre-application meeting, on behalf of our client Taylor Wimpey Central London, please find enclosed a planning application for non-material amendments under Section 96A of the Town and Country Planning Act 1990 (as amended) to the extant planning permission for 102 Camley Street (application reference 2014/4381/P).

The extant planning permission

On 30 March 2015 the London Borough of Camden granted planning permission for the redevelopment of the site to create a mixed use commercial and residential scheme. The description of development of the consented scheme is for:

Demolition of existing warehouse building (Class B8) and redevelopment for a mixed use building ranging from 8-12 storeys comprising 1,620 sqm employment floorspace (Class B1), 154 residential flats, the provision of a public ramp access to the Regent's Canal towpath, and associated landscaping and other works relating to the public realm.

First non-material amendments (December 2015)

Following the original planning permission, non-material amendments in relation to the scheme were approved on the 16 December 2015 (2015/5185/P). The approved non-material amendments related to:

The reduction and relocation of servicing at basement and roof level, rearrangement of commercial floorspace at mezzanine level (use class B1), relocation of the entrance of the affordable housing block to the western frontage, relocation of affordable units into the northern block, relocation of the substation and parking and waste storage areas, alterations to the access points of the commercial units, amendments to landscape layout and introduction of residential amenity space at mezzanine level.



Second non-material amendments (January 2016)

Further non material amendments in relation to the scheme were approved on 24 April 2016 (2016/0408/P). The approved non-material amendments related to:

Amendment to the scheme including reduction in the size of the basement and repositioning of employment floorspace from basement to mezzanine level including minor external alterations.

Third non-material amendments (April 2016)

Additional non-material amendments were approved on 23 May 2016 relating to proposed structural alterations required to enable the wishbone colonnade to be delivered. Internal amendments were required to raise levels throughout the building, which resulted in an overall height increase of 585mm.

The approved non-material amendments (2016/2336/P) related to:

Amendments to the scheme including structural alterations resulting in an increase in the height of the proposed building.

Fourth non-material amendments (August 2016)

This planning application seeks permission for two additional minor changes to the proposed development.

1. Firstly, in order to comply with Lifetime Homes requirements, a covered entrance is now proposed to the affordable housing core which faces Camley Street in order to provide adequate weather protection.
2. Secondly, amendments are proposed in relation to the south-eastern corner boundary wall. Due to structural implications it is now necessary to move the proposed retaining wall closer to the proposed development at 102 Camley Street, further away from the High Speed 1 railway bridge. As a result minor changes at the towpath level are proposed to accommodate the retaining wall.

A schedule of the proposed further non-material amendments has been prepared by Powell Dobson Architects, and submitted as part of this application.

Planning policy assessment

The proposed amendments are consistent with the existing planning permission and the context of the overall scheme remains unchanged. The proposed non-material amendments would not alter the overall quantum of B1 employment or C3 residential GEA floorspace as originally approved.

In design terms, the proposed amendment retains the positioning of the originally consented affordable housing entrance and adds a simple roof canopy which protrudes from the building façade to provide additional shelter. The covered entrance will not adversely impact the overall appearance of the building in views, and assists in gaining Lifetime Homes credits.

The amendments at the south-eastern corner boundary wall are necessary in order to achieve the structural requirements for the retaining wall adjacent to the HS1 railway bridge. This change does not impact on the original scheme design, and provides a benefit in that a previously small recess in the building is being replaced and the area created next to the canal more safe and secure.

The proposed amendments will ensure that the high quality architecture of the scheme is not affected.

Overall the proposed non-material amendments are supported by all levels of planning policy.



Non-material amendment application documentation

Please find enclosed the following documents which form part of the planning application:

- Application Form (prepared by DP9 Limited)
- Schedule of Proposed Amendments (prepared by Powell Dobson Architects)
- Proposed Revised Planning Drawings (prepared by Powell Dobson Architects)

Table 1 below sets out the approved drawings under the consented non-material amendments (2015/5185/P), and also the proposed revised non-material amendment drawings. The drawings to be amended relate to the elevations and sections only.

It is proposed that the proposed revised drawing list will supersede the approved drawing list.

Table 1 – Consented Drawing List and Proposed Revised Non-Material Amendment Drawings (Proposed Revised Drawing List)

Title	Approved Drawing List (Consented Non-Material Amendments)	Proposed Revised Drawing List (Revised Non-Material Amendments)
Ground Floor Plan	14007_00_A_(05)102 Rev D	14007_00_A_(05)102 Rev E
South GA Elevation	14007_ZZ_A_(05)202 Rev D	14007_ZZ_A_(05)202 Rev E
West GA Elevation	14007_ZZ_A_(05)203 Rev E	14007_ZZ_A_(05)203 Rev F

This application has been submitted via the Planning Portal (reference number PP-05415481).

The planning application fee of £195 will be made online via the planning portal.

We trust that you have all the necessary information to validate the planning application. Please do not hesitate to contact Rachel Crick at this office should you have any queries or require any further information.

Yours faithfully

Rachel Crick
Associate
DP9 Ltd