KR PLANNING
URBAN PLANNING
07545 264 252

22 August 2016

Development Control
London Borough of Camden Town Hall
Argyle Street
London WC1H 8ND

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION TO VARY CONDITION 20 OF 2013/7130/P
SITE AT 65-69 HOLMES ROAD, NW5 3AN

I have been instructed to make an application under S73A of the Town and Country Planning Act 1990 to delete certain conditions on planning permission reference: 2013/7130/P. The application is made via the Planning Portal, and the fee of £195 has been paid.

To enable the beneficial redevelopment of the site, my Client has instructed that an application be made to vary the condition 20 of 2013/7130/P in accord with the drawing enclosed:

Drawing No	Drawing Title	Scale
131050-A(GA)080E	Proposed Lower Basement	1:100@A0/NTS@A3
131050-A(GA)090E	Proposed Upper Basement	1:100@A0/NTS@A3
131050-A(GA)100G	Proposed Ground Floor	1:100@A0/NTS@A3
131050-A(GA)110F	Proposed First Floor	1:100@A0/NTS@A3
131050-A(GA)120F	Proposed Second Floor	1:100@A0/NTS@A3
131050-A(GA)130F	Proposed Third Floor	1:100@A0/NTS@A3
131050-A(GA)140F	Proposed Fourth Floor	1:100@A0/NTS@A3
131050-A(GA)150F	Proposed Fifth Floor	1:100@A0/NTS@A3
131050-A(GA)160F	Proposed Sixth Floor	1:100@A0/NTS@A3

183 SEAFIELD ROAD
BOURNEMOUTH
BH6 5LJ
Kieran@krplanning.com

131050-A(GA)170D	Proposed Roof Plan	1:100@A0/NTS@A3
131050-A(GA)300D	Proposed Section AA' & BB'	1:100@A0/NTS@A3
131050-A(GA)301D	Proposed Section CC	1:100@A0/NTS@A3
131050-A(GA)302D	Proposed Section DD'	1:100@A0/NTS@A3
131050-A(GA)400	Proposed Holmes Rd North Facing & Cathcart St Elevation	1:100@A0/NTS@A3
131050-A(GA)401D	Proposed Holmes Rd East, South & Courtyard Elevation	1:100@A0/NTS@A3
131050-A(GA)402	Proposed Holmes Rd South Facing Courtyard Elevation	1:100@A0/NTS@A3
131050-A(GA)403	Proposed Holmes Rd North facing elevation with basement elevation/section	1:100@A0/NTS@A3

The minor material amendments sought are detailed within the Design and Access Statement, but in summary:

- Removal of the ramp and its replacement with lift access
- Insertion of additional row of windows on Holmes Road elevation
- Increase in internal amenity (social) space
- Insertion of additional rooflights into basement
-

The amended scheme will continue to provide 273 units (439 bed spaces) of student accommodation and and 2,292 sqm of B8 warehouse space on the ground floor and upper and lower basement.

Commentary

S72 of the Town and Country Planning Act 1990 contains a general power to impose conditions on a planning permission regulating the development or use of land for which planning permission is granted. This power is in wide terms but has been curtailed by judicial decisions and for a condition to be lawful it must satisfy the tests set out in Newbury DC vs. SSE 1981 A.C. 578 and other cases, now condified in the PPG. In summary these are that a planning condition must be imposed for a planning purpose, it must be fairly and reasonably relate to the development permitted by the planning permission and should not be so unreasonable that a reasonable planning authority could not have imposed it.

Minor Material Amendments

Legislation

Amended consultation requirements for applications under s.73 of the Town and Country Planning Act 1990 were brought into force on 1 October 2009, via the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261), consolidated as the Town and Country Planning (Development Management Procedure) (England) Order 2010 (SI 2010/2184).

Definition
The PPG provides a definition at para 017

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

The PPG advises at para 014:

Are there any restrictions on what section 73 can be used for?
Planning permission cannot be granted under section 73 to extend the time limit within which a development must be started or an application for approval of reserved matters must be made.

Policy Considerations

Since the grant of the 2011 permission, there has been no material change of policy. Whilst the Borough enjoys a half of a relatively up to date development plan, it is important to note that thrust of policy now seeks delivery of development, with particular emphasis on delivery of housing.

NPPF

Paragraph 203 of the National Planning Policy Framework states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions"

Paragraph 206 of the National Planning Policy Framework states "Planning conditions should only be imposed where they are:

1. **necessary;**
2. **relevant to planning and;**
3. **to the development to be permitted;**
4. **enforceable;**
5. **precise and;**

6. **reasonable in all other respects."**

The policy requirement above is referred to in this guidance as the six tests.

The variation of condition 20 is relevant to planning, as 'approved' drawings need to be altered as a result of an updated site survey and further detail design of the building structure and foundations by structural engineering consultants, the building design has been updated in accordance with the latest structural proposals, taking into account the modular construction of the student units.

The works are detailed in the accompanying Design and Access Statement, and the only comment to be made relates to the use of the lift instead of the ramp. Officers had previously objected to the same, but that was in comparison with the warehouse as it stood today. The Inspector in the 2011 allowed appeal found that Officer opinion of the quality of the existing space to be wanting, and the Applicant is sure that the space will be successful with a goods lift to permit van access instead of the ramp. Details of similar lifts are appended to this letter.

The site will continue to be bound by the S106 requirement that the commercial space is let and occupied prior to the occupation of the approved student accommodation.

For the sake of completeness:

- No change of use is proposed
- No new bed spaces is created.
- The changes in layout will permit the beneficial occupation of the approved space.
- The external changes will be minor in the overall scheme.

Other material considerations

S73 is subject to full consultation, and is assessed against the Development Plan. Therefore, anyone who wanted to have a say on the application would be involved. Furthermore, Officers look to the Development Plan to determine the appropriateness of the change.

Conclusion

In conclusion:

- Govt advice is that you are not limited in what you can do under S73, other than change the implementation condition
- There is a condition that lists the drawing numbers which could be amended
- Anyone who wanted to comment on the change would be able to

Should you have any queries regarding the application, please do not hesitate to contact me on 07545 264 252 or at Kieran@krplanning.com, otherwise we look forward to its expeditions approval.

Yours Sincerely

Kieran Rafferty
BA(URP) MPIA MRTPI

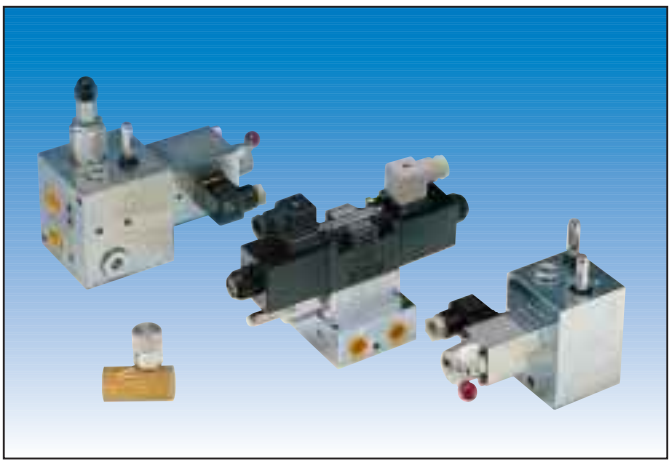
CI/SfB
(66.1) X

POWER-LIFT

A quality engineered product offering a choice from a wide standard range or purpose built designs.

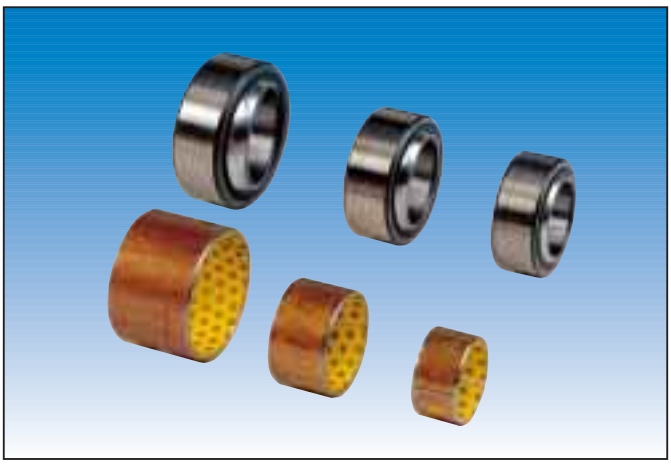
HYDRAULIC LIFT TABLES
FOR ALL YOUR NEEDS

VEHICLE LOADING ● PROCESS PLANT ● DISABLED ACCESS
MECHANICAL AND MANUAL HANDLING



A selection from the wide range of the control valves available. For example, pilot operated check valves, circulation by-pass valves, stop valves and a standard manual lowering override unit.
Our lifts are in everyday use worldwide. Our technicians have considerable experience in providing hydraulic and electrical control systems for use in the most demanding environments.

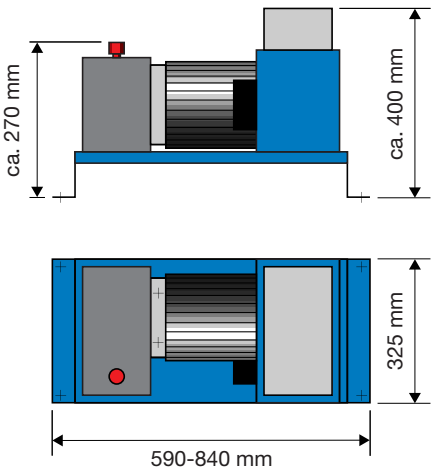
The wide range of long life motors, pumps and valves we offer make it possible for us to meet our clients' requirements for speed and frequency of operation. Dual speed and soft start are options.



4. Pre-lubricated, replaceable type bearing bushes are standard features. Fe510 steel or equivalent is used for the precision ground axles and cylinder bolts. For heavy duty work we recommend chrome plating heavy wear parts, including grease points or grease free spherical plain bearings with seals.
For lifts working multi-shifts, in foundries or under other exceptional conditions we usually recommend sealed, spherical bearings all over. Our technicians are always willing to discuss solutions with our clients.

8. Our own, high quality cylinder tubes are made from Fe510 steel with the internal bore honed and polished to an exceptionally smooth surface of R_a < 0.4µm. All cylinder tubes are subjected to individual inspection by quality control prior to use. The piston rods are made to the same high standards as the cylinders and are hard chrome plated to a thickness of > 25 µm. Hose break rupture valves are built into the bottom of the cylinders. To reduce corrosion, loss of oil, and contamination, a drainhose is connected from the cylinder back to the tank (except S.. types). The safety factor by cylinder stress calculations is 1,8. Pressure hoses comply to main european standards.

The power-pack shown above is typical of those marked s1 in the standard range. The unit is mounted onto a driptray off the floor. It is connected by 1 metre of hydraulic hose to the lift.



SINGLE SCISSOR

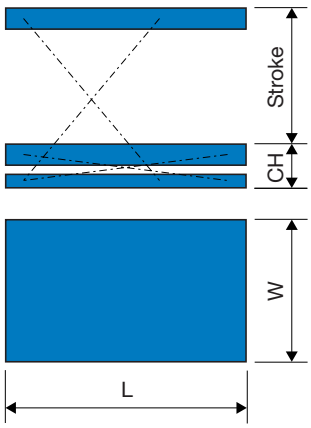
5 tonnes U.D.L. 4000 mm long x 1500 mm wide, 2,500 mm stroke.

...more than 40 different types!

- **Stroke approx. 0.62 x platform length**
- **Upto 15 tonnes payload**
- **Multi purpose use**
- **Strong, reliable design**

4 tonnes U.D.L. For feeding steel sheet in machine shop, VW works.

1. Flat or chequer plate deck top. The top roll over edges are square (not radius) for greater strength, smoother load transfer and flush mounting of handrail, conveyors etc..
2. A perimeter safety trip frame is fitted to the undersides of the platform to prevent further lowering should an obstruction be encountered. For added safety, operator reset is standard.
3. The scissor arms for lift tables upto 3 metres in length are usually profiled, solid steel. For larger lifts, steel hollow section (fully capped and sealed to resist internal corrosion) is used to provide greater stability. A substantial torsion tube is fitted between the armsets to help ensure good synchronisation and stability even when eccentrically loaded.
5. The 1,400 rpm power packs are selected for their exceptional reliability and low noise (<70dBA). A built in high pressure filter helps protect the lowering valve from malfunction. The lowering speed is adjustable on site and is controlled by a pressure compensating valve. Mains supply 400V, 3 phase, 50Hz; control circuits 24V, 50 Hz. except for types marked *(230V, 1 phase, 50Hz). Each lift is protected to IP54 and is ready to use when connected to a mains supply and suitably installed. The control station is on 3 metres of flexible cable complete with Emergency Stop and deadman (constant pressure) UP and DOWN push buttons.
6. Steel swivel stops or posts are provided to mechanically support the lift in a raised or semi-raised position to allow access for maintenance purposes.
7. The steel arm roller bearings are replaceable.



Type	L x W mm	Stroke mm	CH mm	Load kg	Time sec	Motor kW	Weight kg
EL5-80	1000x700	600	190	500	7	0.75	140
EL10-80	1000x700	600	190	1000	14	0.75	160
EL5-100	1250x800	800	190	500	10	0.75	180
EL10-100	1250x800	800	190	1000	16	0.75	210
EL20-100	1250x800	780	220	2000	32	0.75	270
EL30-95	1250x800	700	240	3000	18	1.5	280
EL10-125	1600x800	1000	240	1000	24	0.75	320
EL20-125	1600x800	1000	240	2000	48	0.75	350
EL30-125	1600x1000	970	280	3000	48	0.75	450
EL20-160	2000x1000	1300	280	2000	30	1.5	700
EL30-165	2000x1250	1250	350	3000	45	1.5	900
EL10-195	2500x1000	1600	280	1000	30	1.5	700
EL20-195	2500x1250	1600	360	2000	45	1.5	900
EL30-195	2500x1250	1570	380	3000	55	1.5	1000

DOUBLE HORIZONTAL SCISSOR

...over 40 standard models

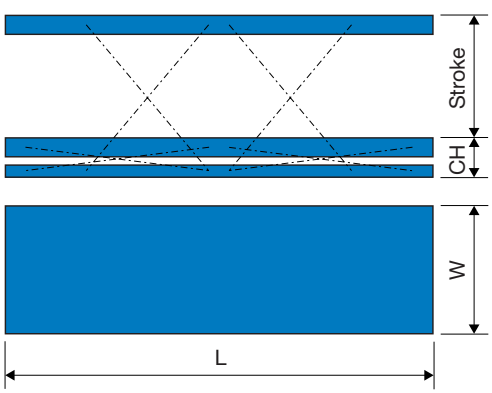
- **Upto 30 tonnes payload**
- **Stroke approx. 0.32 x platform length**
- **Suitable for long loads**
- **Mechanically synchronised**

To reduce workforce back injuries this 4 tonnes capacity double horizontal scissor lift table is used to raise the load to an ergonomically correct height for onward handling.

This 6 tonne unit (type EH60-165ADCN) is used for feeding long, heavy items into an automated process line. It has greasable bearing bushes and chrome plated main axle and cylinder bolts.

A 22.5 Tonnes capacity lift for raising large items onto a production line.

Type	L x W mm	Stroke mm	CH mm	Load kg	Time sec	Motor kW	Weight kg
EHL10-80	2000x800	600	190	1000	14	0.75	250
EHL20-80	2000x800	600	190	2000	28	0.75	300
EHL10-100	2500x800	800	190	1000	20	0.75	380
EHL20-100	2500x1000	800	190	2000	32	0.75	420
EHL40-100	2500x1000	780	220	4000	30	1.5	580
EHL20-125	3200x1000	1000	240	2000	48	0.75	650
EHL40-125	3200x1000	1000	240	4000	48	1.5	720
EHL60-125	3200x1000	970	280	6000	48	1.5	800
EHL20-155	4000x1000	1300	260	2000	30	1.5	1000
EHL40-160	4000x1250	1300	320	4000	30	3.0	1300
EHL60-165	4000x1250	1250	390	6000	45	3.0	1600
EHL20-165	5000x1500	1600	320	2000	30	3.0	1700
EHL40-195	5000x1500	1600	400	4000	45	3.0	2000
EHL60-195	5000x1500	1570	420	6000	55	3.0	2300



DOUBLE VERTICAL SCISSOR

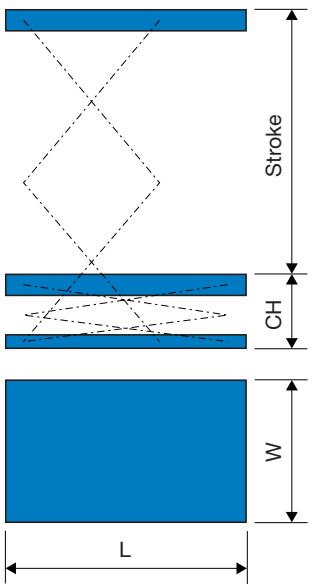
...Over 40 standard models

- **Upto 4 tonnes payload**
- **Stroke approx. 1.2 x platform length**
- **Suitable for high rise lifts**

A 2 tonnes capacity, double vertical scissor lift with 1 metre remote power pack for easy maintenance access. The two cylinders give increased stability.

A 1 tonne capacity, hot dipped galvanised scissor lift in a food packing hall. Note how the base frame is raised to allow for relocation by fork truck.

A 3 tonnes capacity, 3,000mm stroke lift used for stacking on a production line. Note the twin arm roller bearings.



Type	L x W mm	Stroke mm	CH mm	Load kg	Time sec	Motor kW	Weight kg
EVL3-92	600x500	700	220	300	12	0.75s1	100
EVL5-104	700x500	800	230	500	14	0.75s1	130
EVL5-124	800x700	1000	240	500	20	0.75s1	140
EVL5-140	1000x800	1150	250	500	14	0.75s1	200
EVL10-140	1000x800	1150	250	1000	28	0.75s1	230
EVL5-188	1250x800	1550	330	500	16	0.75	270
EVL10-188	1250x800	1550	330	1000	32	0.75	350
EVL10-220	1500x1000	1800	400	1000	48	0.75	480
EVL20-220	1500x1000	1700	420	2000	40	1.5	550
EVL5-242	1600x800	2000	420	500	24	0.75	400
EVL10-242	1600x800	2000	420	1000	48	0.75	500
EVL10-280	2000x1000	2400	420	1000	60	0.75	800
EVL20-290	2000x1000	2400	520	2000	54	1.5	1000

STAINLESS STEEL LIFT TABLES

...also Hot Dipped Galvanised

- **For hostile environments, inc. chlorine**
- **Totally enclosed box section**
- **Bead blasted surface**
- **Recommended for food industry use**

A specially built 1,200Kg capacity lift table with powered roller track. It is made for the food industry from EN 1.4301 stainless steel (normal stainless steel 18/8).

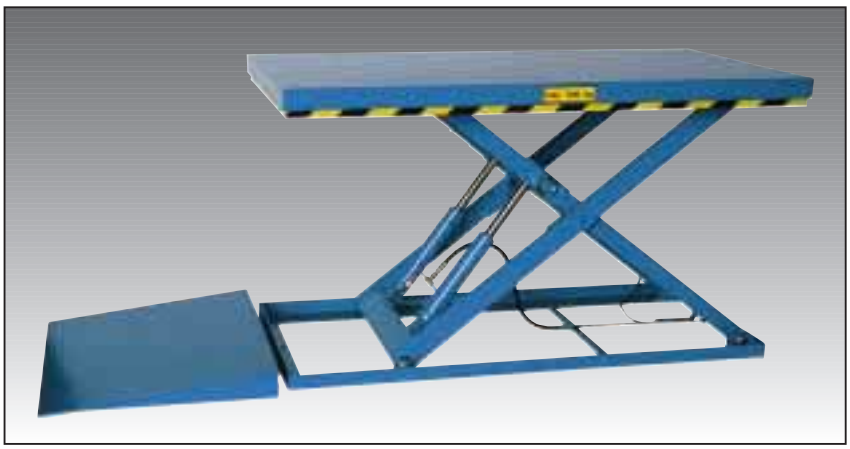
An E12-125YSS special built lift table made from EN 1.4301 stainless steel with specially painted cylinders and chrome plated stainless steel rods. The lift control is by foot switch.

A number of 1,200Kg capacity lift tables being used in a process hall. The environment is extremely agressive due to concentrated salt water sprays. The working height needs constant adjustment to prevent damage to the operators' backs as the loads are heavy and difficult to handle.

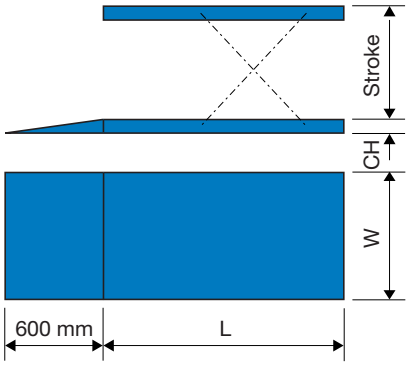
General guide/information for stainless steel and galvanised tables.

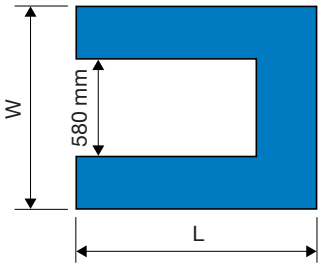
Cylinder type	1. Complete stainless steel EN 1.4301 or EN 1.4401. 2. Standard cylinder tubes coated with corrosion resisting primer and spray coated with a 2 component acrylic resin paint finish, colour RAL 7032 grey. Piston rod of chrome plated stainless steel.
Fabrication	1. Completely from EN 1.4301 or EN 1.4401 stainless steel. 2. Combination of Stainless platform and bottom frame with hot dipped galvanised armset. 3. Hot dipped galvanised.
Bearings	All axles and cylinder bolts of stainless steel and bearing bushes with grease points.
Power pack	We recommend placing the power pack and control panel in a remote location or covering with a stainless steel hood.

LOW CLOSED LIFTS



- For Euro-pallets
- Pit not necessary
- For light duty use

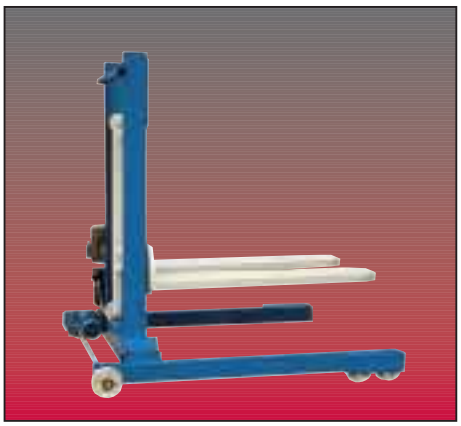




The above table is a SEL10-80 down rated to 700Kgs for an eccentric load. The ramp supplied allows for Euro-pallet loading by pallet lifter. The low closed range is also supplied as a 'U' shaped platform which allows the pallet lifter and manual pump truck forks between the scissor arms with no need for the ramp. The power pack is remote.

Type	L x W mm	Stroke mm	CH mm	Load kg	Time sec	Motor kW	Weight kg
SEL5-80	1400x800	700	80	500	10	0.75s3	160
SEL10-80	1400x800	700	90	1000	20	0.75s3	180
SEL20-80	1400x1000	700	90	2000	20	1.5s3	250
SUEL10-80	1400x1100	700	90	1000	20	0.75s3	200
SUEL15-80	1400x1100	700	112	1500	20	0.75s3	230

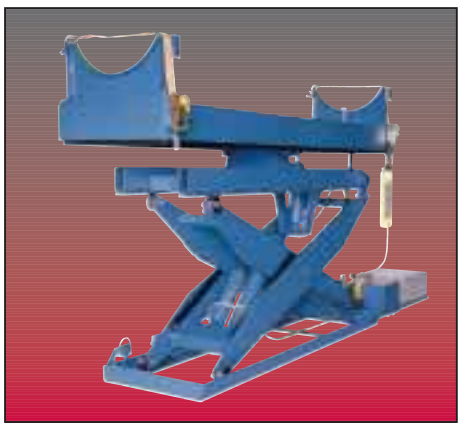
SPECIAL TYPES



A special type of pallet lifter with powered wheels for use on rails. It has a capacity of 1,500Kgs and a vertical stroke of 600mm. It can be used as a combined lift / transporter on a production line.

Lift table type E5-80T45 with tilting platform of 45 degrees around 1 long side. Note the reinforced baseframe

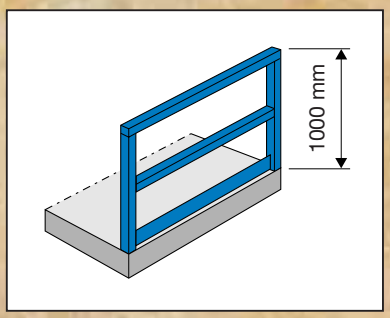
A 1,000Kg Euro-pallet lifter. Vertical stroke of 800mm. A low closed height of 80mm, allows loading by a standard manual pump truck.



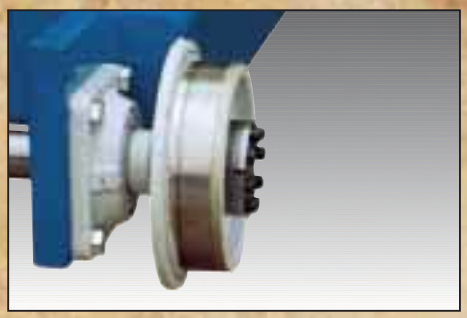
2 tonne lift table type EL20-160T30 with 30 degrees top frame tilt table for supporting a torpedo. It is used by the Swedish Navy and several NATO members as a simulator for the test of torpedo control systems.

OPTIONAL FEATURES

Combinations are available

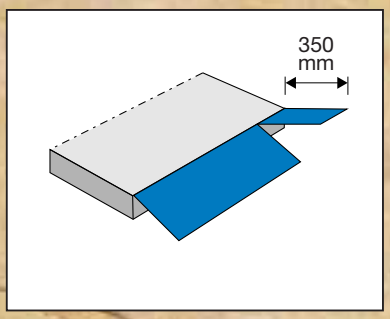


Platform mounted handrail, fixed or demountable. Gates can also be included.



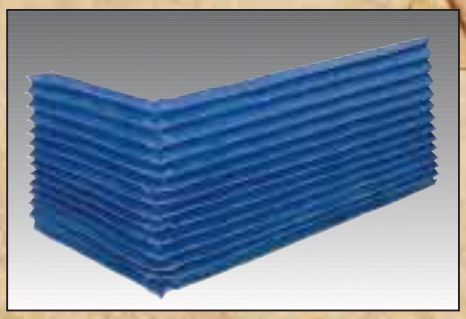
Mobile units, choice of wheels to suit. Powered or manually moved.

Galvanised steel mesh curtain to resist ingress to undersides of lift platform.



Loading flaps/bridge plates. Manually operated (with gas strut assistance) or hydraulically powered.

Gravity or powered roller track(s), ball top unit or skate wheels.



Bellows guard to provide protection. Also consider roller blind or rigid steel panels.

Other available features include

Altering platform dimensions, height limit switches, foot operated controls, extra push button stations, turntables, auto rising wheelstops, palletised baseframe, adjustable platform support legs, lifting eye bolts, access hatch in platform, reinforced or open frame platform.

TYPE KEY FOR HYDR. SCISSOR LIFT TABLES

						—									

S Low built table

U U-shaped platform
2x Hydraulic synchronised single scissors

E Electro hydraulic single acting cylinders
ED Electro hydraulic double acting cylinders

H Double horizontal scissors
V Double vertical scissors
No sign for single scissors

L Integrated hydr. power pack
No sign for special build power pack

Uniformly distributed safe working load in kN (10 kN ≅ 1000 kg)

Total platform height in cm

A Any deviation from standard platform sizes

D Main scissor plain spherical bearing
N Grease nipples at all bearing bushes
C Chromium plated cyl. bolts and main axle

Z El. system differs from standard
Y Hydr. system differs from standard
X Scissor constr. differs from standard

M Mobile

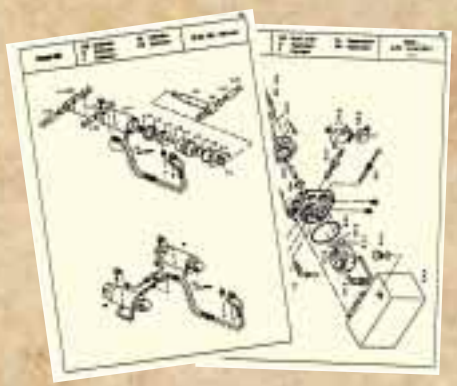
G Hot galvanised

SS Stainless steel in specification

Customer standard specification

Surface coating

Each lift table is fully protected with a hard wearing 2 component acrylic resin finish surface coating. Other finishes are available upon request.



Documentation

A comprehensive, printed owner/operator manual, complete with diagrams, exploded views and spare parts list is provided with each lift in its own individual front cover for easy identification. Special certificates can be supplied.

JAC.OLSEN OFFSET · DENMARK (+45)211127