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25 October 2016

Michael Cassidy  
Development Control  
Culture and Environment  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**BY PLANNING PORTAL  
REF. PP-05562093**

Dear Mr Cassidy

**44 - 44A GLOUCESTER AVENUE, LONDON, NW1 8JD  
S96A TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION FOR A NON MATERIAL AMENDMENT IN RELATION TO PLANNING PERMISSION  
REFERENCE 2015/1243/P – APPROVED ON 30 NOVEMBER 2015**

We write on behalf of our Client, Victoria Square Property Company Limited, to apply for non-material amendments to planning permission reference 2015/1243/P, in respect of the above property.

### **Background**

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for:

*“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”*

### **Amendments**

The proposed amendments to this application are summarised below:

- Addition of external meters, hidden by front entrance gates.
- Replacement of existing brickwork boundary wall to 42 Gloucester Avenue, as the existing wall was found to be structurally unsound.
- Relocation of commercial unit entrance doors facing courtyard to provide better internal layouts.
- Additional M+E louvers added to existing wall adjacent to Network Rail.
- Replacement of window with louver to the tallest building facing the courtyard.
- Installation of entrance gates flush with front Georgian building to provide added security.
- Addition of acoustic louver screen to the central building to hide plant and protect amenity balconies.
- Amendments to internal layout at basement level to facilitate 76 cycle spaces.

**Drawings**

We enclose the following drawings, namely the approved proposed drawings, approved in accordance with planning permission reference 2015/1243/P, granted on 30 November 2015, and the NMA 2016/1564/P, granted on 26 August 2016, and the revised proposed drawings, for which formal approval is sought:

Title	Approved Drawings (2015/1243/P) 30 NOV 2015	Approved Drawings (2016/1564/P) 26 AUG 2016	Revised Proposed Drawing 25 OCT 2016
Proposed Basement Floor Plan	173_GA_01 H	173_GA_01 L	173_GA_01 M
Proposed Ground Floor Plan	173_GA_00 F	173_GA_00 J	173_GA_00 K
Proposed First Floor Plan	173_GA_01 G	173_GA_01 H	173_GA_01 J
Proposed Second Floor Plan	173_GA_02 G		173_GA_02 H
Proposed Third Floor Plan	173_GA_03 E		173_GA_03 F
Proposed Fourth Floor Plan	173_GA_04 F		173_GA_04 G
Proposed Fifth Floor Plan	173_GA_05 E		173_GA_05 F
Proposed Roof Plan	173_GA_Roof C		173_GA_Roof D
Proposed Gloucester Avenue Elevation	173_GE_00 E		173_GE_00 H
Proposed General Elevation	173_GE_01 D		173_GE_01 E
Proposed General Elevation	173_GE_02 D		173_GE_02 E
Proposed General Elevation	173_GE_03 D		173_GE_03 E
Proposed General Elevation in Context	173_GE_04 C		173_GE_04 D
Proposed General Section	173_GS_00 B		173_GS_00 C
Proposed General Section	173_GS_01 B		173_GS_01 D
Proposed General Section	173_GS_02 B		173_GS_02 C
Proposed General Section	173_GS_03 C		173_GS_03 D

**Documentation**

Additionally, we enclose the following information:

- Non-material amendment application form;
- Copy of the decision notice for permission ref. 2015/1243/P;
- Design and Access Statement;
- Air Quality Assessment; and
- Energy Assessment.

**Application procedure**

The application has been submitted via the planning portal under reference PP-05562093. The application fee of £195.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and has been paid electronically via the planning portal website.

We would be grateful if the London Borough of Camden could confirm that the application is complete and will be validated shortly. If you have any queries on this matter, please contact Anna Russell-Smith (020 7312 7498/ [anna.russell-smith@montagu-evans.co.uk](mailto:anna.russell-smith@montagu-evans.co.uk)) or Harriet Barber (020 7312 7541/ [harriet.barber@montagu-evans.co.uk](mailto:harriet.barber@montagu-evans.co.uk)) at this office.

Yours faithfully



**MONTAGU EVANS LLP**  
Enc.