

Jonathan McClue  
Principal Planning Officer  
London Borough of Camden  
Planning Services  
5 Pancras Square  
London  
N1C 4AG

Date 31 October 2016  
Your ref 2013/6674/P

Dear Mr McClue

**London Borough of Camden: Application for Non Material Amendment to a Planning Permission Reference 2013/6674/P**

On behalf of our client, Swains Lane Ltd, please find enclosed an application seeking a non-material amendment (NMA) to planning application ref 2013/6674/P.

The application comprises the completed application form (signed and dated) and the covering letter.

A payment of £195 to cover the Council's application fee has been made via **Planning Portal / BACS / over the phone.**

**Background**

Consent was originally obtained in February 2015 for the *"Erection of a part 2 / part 3 storey (above part basement level) building comprising 5 retail units (Classes A1/A2/A3) and 7 residential units (Class C3) on upper floors; and a 3 storey building comprising 3 retail units (Classes A1/A2/A3) and 5 residential units (Class C3) on upper floors; with associated car parking; landscaping and works to the public realm (following the demolition of existing buildings)".*

The previous owner (The Earl of Listowel) sold the site and Noble House Properties (NHP) took ownership on 9 September 2016. NHP has instructed Tasou Associates architects to deal with the discharge of all relevant planning conditions with the Council.

Condition 3 relates to detailed drawings and samples of materials and states the following:

*"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of work is begun:*

*(a) Plan, elevation and section drawings, including jambs, head and cill, or all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.*

*(b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.*

*(c) Details, elevations and sections showing typical facing brick arrangement including expansion joints vertical and horizontal banding and parapet coping details.*

*(d) Details elevations and sections at a scale of 1:5 as well as method of fixing and materials and manufacturer's details of the 2<sup>nd</sup> floor 75mm fins and ground floor timber screens.*

*(e) Typical details of the new shopfronts at a scale of 1:20 including any integrated security shutters and tenants signage strategy.*

*(f) Samples and manufacturer's details of new facing materials including brickwork, surface materials; windows and door frames, glazing, balconies, balustrades, timber, render panels and any other facing materials shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval.*

### **Proposed Non Material Amendment**

This current application seeks a non-material amendment to alter the wording of Condition 3. As noted above, condition 3 (f) requires samples and manufacturer's details of new facing materials to be submitted and approved prior to commencement of the development. The other parts of the condition (a-e) requires detailed drawings and samples to be submitted to and approved in writing by the Council before the relevant part of work is begun.

The application seeks to amend the wording of Condition 3 to bring the deadline for the submission and approval for the facing materials set out in part (f) in line with the rest of Condition 3. We have cooperated fully with conservation officer Charles Rose, meeting him on site to evaluate brick samples and to reassure him the chosen brick will not have any detrimental effect on key details such as depth of window reveals. We know from experience that having to construct numerous sample panels on site to select mortar colours is often a time consuming process and without doubt will cause unnecessary delays to the overall project.

Given the small nature of the proposed change to the wording of the condition, it has been agreed that this amendment can be dealt with by way of a NMA application (email exchange 31 October 2016). This is in line with The Town and Country Planning Act 1990 under s.96A (1) which states that a local planning authority may make a change to planning permission relating to land in their area if they are satisfied that the change is non-material. Under s.96A (3) this includes the power to (a) impose new conditions; and (b) **remove or alter existing conditions**.

In accordance with this it is requested that the wording of Condition 3 is amended to:

*"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of work is begun:*

*(a) Plan, elevation and section drawings, including jambs, head and cill, or all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.*

*(b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.*

*(c) Details, elevations and sections showing typical facing brick arrangement including expansion joints vertical and horizontal banding and parapet coping details.*

*(d) Details elevations and sections at a scale of 1:5 as well as method of fixing and materials and manufacturer's details of the 2<sup>nd</sup> floor 75mm fins and ground floor timber screens.*

*(e) Typical details of the new shopfronts at a scale of 1:20 including any integrated security shutters and tenants signage strategy.*

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*(f) Samples and manufacturer's details of new facing materials including brickwork, surface materials; windows and door frames, glazing, balconies, balustrades, timber, render panels and any other facing materials. ~~shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval~~".*

We look forward to receiving confirmation that the Council approve the proposed non-material amendment applications. In the interim, please contact me if you require any further information.

Yours sincerely

**Mathew Ingham**  
Architectural Assistant