

Jonathan McClue  
Planning and Development  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

20 January 2017

Dear Jonathan

**RE: Greenwood Place Community Centre Non-Material Amendment Application**

We are pleased to enclose an application for non-material amendments to planning permission 2013/5947/P (as amended by 2015/3151/P & 2016/0936/P).

We are looking to remove the hydrotherapy pool from the basement and reduce the basement size to allow for a plant room only. This involves a slight reposition of the basement to take it away from Deane House and the public highway which would be a benefit to the sites neighbours. In terms of physical appearance we would only be affecting the rear of the building where we have addressed the rear basement wall again, removing the current windows to the basement pool.

These proposed changes can be seen in:

- 1213 PL 164 Rev B: Basement Floor Plan
- 1213 PL 261 Rev B: Rear Elevation
- 1213 PL 265 Rev B: Proposed Sections

For clarity, we are submitting the current consented drawings and have shown below those drawings which we are proposing change to:

<b>Consented Drawings</b>	<b>Proposed Drawings</b>
1213 PL 002 REV B Site Plan	Proposed Rev C
1213 PL 160 REV D Ground Floor Plan	Proposed Rev E
1213 PL 161 REV B First Floor Plan	Proposed Rev C
1213 PL 162 REV A Second Floor Plan	Proposed Rev B
1213 PL 163 REV A Roof Floor Plan	Proposed Rev B
1213 PL 164 REV A Basement Floor Plan	Proposed Rev B
1213 PL 260 REV A Front Elevation	Unchanged
1213 PL 261 REV A Rear Elevation	Proposed Rev B
1213 PL 262 REV B Side Elevation	Unchanged
1213 PL 265 REV A	Proposed Rev B

Please also find enclosed Basement Impact Assessment Addendum supporting document from Campbell Reith, confirming the acceptability of the reduced basement.

### **Variation of Conditions:**

Please find attached documentation in support of varying the wording of the following conditions:

#### **Condition 6**

*'No development (excluding demolition and enabling works) shall take place at (i) the community centre and (ii) the residential development until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.*

*The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

As part of this application we wish to amend the wording of the condition to formally acknowledge this as an above grade matter as previously discussed.

#### **Condition 12**

*'No work shall commence on the Greenwood Place building until a detailed scheme for noise insulation and/or mitigation has first been submitted to and approved in writing by the local planning in respect of the following:*

- a) Scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed 35dB(A) LAeq,t in any noise sensitive room*
- b) Sound mitigation measures to be incorporated to terraces and balconies such that the external noise climate does not exceed 55dB LAeq,t*

*The buildings shall not be occupied until completed fully in accordance with such scheme(s) as will have been approved.'*

We are making an application to amend the wording of section a) to:

- a) Scheme of sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed those set out in Hann Tucker technical memorandum ref: HT: 22766/RPB/mju in any noise sensitive room*

The reason for this is that the design team have looked in detail at suitable requirements for the internal noise since the original application and believe the new levels are more appropriate to a scheme such as the Greenwood Centre, based on the Specialist Services Health Technical Memorandum (HTM) 08-01: Acoustics. Other standards where appropriate are also utilised as per the memorandum as this building is not always easily definable in terms of its use.

This change was discussed by Edward Davis at LB Camden and he agreed that the alternative standards were acceptable in an email dated 29.06.16 in which he suggested we look into providing an alternative condition wording. On the basis of this email suggesting changes to the condition wording were not contentious, we are submitting

Hann Tucker's letter of recommendation and correspondence to reword the condition as described.

We trust this is acceptable, but please do not hesitate to contact me if you have any further queries

Yours sincerely

**Jason Fowler**  
Architectural Assistant

For and on behalf of PCKO Limited