

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

Date 27 January 2017  
Our ref 15311/JF/HT/13180605v1  
Your ref 2013/6674/P

Dear Mr McClue

**London Borough of Camden: Application for Minor Material Amendments to Planning Permission (ref. 2013/6674/P) at 1-11A Swain's Lane & 109-110 Highgate West Hill, London N6 6QX**

On behalf of our client, Swains Lane Ltd, please find enclosed a Minor Material Amendment Section 73 application (Section 73 application) to vary condition 2 of planning permission 2013/6674/P to substitute approved plans.

This application comprises the following documents:

- 1 Completed application form, Certificate B and Agricultural Land Declaration
- 2 CIL – Planning Application Additional Information Requirement Form
- 3 Copy of Planning Permission ref: 2013/6674/P
- 4 Site Location Plan ref: SWL\_PL\_0.1
- 5 Application Drawings (see Appendix 1)

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

**Pre-application advice**

Pre-application discussions have been had with Jonathan McClue in advance of this submission. Jonathan McClue confirmed via email (dated 23 January 2017) that the proposed amendments could be dealt with by way of a Minor Material Amendment (Section 73 application).

Jonathan also advised that a Deed of Variation will need to be signed for this Minor Material Amendment given a S106 Agreement formed part of the original permission (2013/6674/P) - dated 26 February 2015.

**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 matters of post determination (such as these minor material amendments) with the Council.

Condition 2 ('approved drawings') of the approved planning permission (ref. 2013/6674/P) states:

*“The development hereby permitted shall be carried out in accordance with the following approved plans: SWL/PL/0.1; /1.0; /1.1; /1.2; /2.1; /2.2; /2.3; /2.4; /3.1; /3.2; /4.1; /4.2; /10.0 rev B; /10.1 rev B; /11 rev B; /11.1 rev G; /11.2 rev E; /11.3 rev E; /11.4 rev C; /12.1 rev C; /12.2 rev E; /12.3 rev D; /12.4 rev D; /13.1 rev D; /13.2 rev D; /13.4 rev B; /13.5 rev B; /14.1 rev B; /14.2 rev B; SWL/DAS/16.1 rev C; /16.2 rev C; /16.3 rev B; DFC 1246 TPP rev C; ...[other submission documents listed]...”*

### **Proposed Minor Material Amendment**

This current application seeks to amend Condition 2 to enable the substitution of new planning drawings to make minor material amendments to the approved scheme. General amendments to both the East and West buildings are proposed and include:

- 1 Commercial frontage sizes have been modularised/equalled (please note, detailed design of the commercial unit windows to be submitted as part of discharge of conditions application (condition 3))
- 2 Painted timber shop fronts revised to pre-cast stone shop frontage
- 3 Internal layout revisions to both commercial and residential units
- 4 Circulation core sizes increased to meet regulations
- 5 Rendered window reveals revised to brick facing reveals
- 6 Rendered masonry coping stone to parapet walls revised to pre-cast stone coping.
- 7 Facing brick to the three principal elevations revised from stretcher to flemish brick bond.
- 8 External metal balustrade relocated to internal balustrades (please note, detailed design to be submitted as part of discharge of condition application (condition 3)).
- 9 Timber trellis revised to strained wire with metal fixings.
- 10 Basement layout revised

Other minor material amendments are proposed specifically to either the East or West Buildings. Details of these amendments are provided in Appendix 2 and have been individually coded for cross referencing with the submitted planning drawings, where necessary.

In accordance with this it is requested that the wording of Condition 2 is amended to:

*“The development hereby permitted shall be carried out in accordance with the following approved plans: SWL/PL/0.1; /1.0; /1.1; /1.2; /2.1; /2.2; /2.3; /2.4; /3.1; /3.2; /4.1; /4.2; /10.0 rev B; /10.1 rev B; /11 rev B GA-001; /11.1 rev G GA-002; /11.2 rev E GA-003; /11.3 rev E GA-004; /11.4 rev G GA-005; /12.1 rev G GA-201; /12.2 rev E GA-202; /12.3 rev D GA-203; /12.4 rev D GA-204; /13.1 rev D; /13.2 rev D; /13.4 rev B; /13.5 rev B; /14.1 rev B; /14.2 rev B; SWL/DAS/16.1 rev C; /16.2 rev C; /16.3 rev B; DFC 1246 TPP rev C; ...[other submission documents]...”*

### **Summary**

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We trust that you have all the information you require to validate and determine this application. In the meantime, please do not hesitate to contact me should you wish to discuss these applications.

Yours sincerely

**Sam Ashdown**  
Architectural Assistant

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### Appendix 1: Application Drawings

<b>Submitted Planning Drawing Title</b>	<b>Plan Reference</b>	<b>To Substitute</b>
Proposed Basement Plan Site Plan	GA-001	SWL/PL/11.0 Rev. B
Proposed Ground Floor Plan	GA-002	SWL/PL/11.1 Rev. G
Proposed First Floor Plan	GA-003	SWL/PL/11.2 Rev. E
Proposed Second Floor Plan	GA-004	SWL/PL/11.3 Rev. E
Proposed Roof Plan	GA-005	SWL/PL/11.4 Rev. C
Proposed Elevations West Building (West & South)	GA-201	SWL/PL/12.1 Rev. C
Proposed Elevations West Building (East & North)	GA-202	SWL/PL/12.2 Rev. E
Proposed Elevations East Building (South & East)	GA-203	SWL/PL/12.3 Rev. D
Proposed Elevations East Building (North & West)	GA-204	SWL/PL/12.4 Rev. D

## Appendix 2: Proposed Amendments to East and West Buildings

Proposed Amendment	Plan comment code
<b>East Building</b>	
<b>Ground Floor</b>	
North	
<ul style="list-style-type: none"> <li>Window to store room removed.</li> </ul>	<b>E1</b>
<ul style="list-style-type: none"> <li>Stone surrounds to commercial unit doors removed.</li> </ul>	
<ul style="list-style-type: none"> <li>Stone surrounds to three patio doors replaced with brick piers.</li> </ul>	<b>E2</b>
East	
<ul style="list-style-type: none"> <li>Residential undercroft access stepped back</li> </ul>	
<ul style="list-style-type: none"> <li>Rendered surround to piers revised to per-cast stone</li> </ul>	
<ul style="list-style-type: none"> <li>The infill brick between piers revised to hit and miss (perforated) brick bond.</li> </ul>	<b>E3</b>
<ul style="list-style-type: none"> <li>Window from Unit 8 removed.</li> </ul>	<b>E12</b>
South	
<ul style="list-style-type: none"> <li>Residential access step back from façade (Detail of change noted East ground floor revisions)</li> </ul>	
West	
<ul style="list-style-type: none"> <li>Window to commercial unit overlooking the rear service courtyard removed.</li> </ul>	<b>E5</b>
<ul style="list-style-type: none"> <li>Painted timber shop frontage around the remaining commercial window revised to the pre-cast stone fascia that wraps around from the principle south façade.</li> </ul>	
<ul style="list-style-type: none"> <li>Rendered surround to piers revised to per-cast stone</li> </ul>	<b>E13</b>
<b>First Floor</b>	
North	
<ul style="list-style-type: none"> <li>Rendered masonry cill revised to a brick cill</li> </ul>	
East	
<ul style="list-style-type: none"> <li>900mm internal cill windows revised to 400mm internal cill windows with internal balustrades.</li> </ul>	<b>E6/E7</b>
<ul style="list-style-type: none"> <li>Rendered masonry cill revised to integrated pre-cast stone shop frontage and to a brick cill.</li> </ul>	
<ul style="list-style-type: none"> <li>Pre-patinated Tecu copper roof between the perimeter wall and proposed building removed and revised to a parapet wall with flat roof</li> </ul>	<b>E4</b>

Proposed Amendment	Plan comment code
behind.	
South	
<ul style="list-style-type: none"> <li>Two recessed windows revised to flush and fixed windows.</li> </ul>	<b>E8/E9</b>
West	
<ul style="list-style-type: none"> <li>Two windows with 900mm internal cill height revised to 400mm internal cill height windows with internal balustrades</li> </ul>	<b>E10/E11</b>
<b>Second Floor</b>	
South	
<ul style="list-style-type: none"> <li>Planters between newly revised window locations removed as practically too small to be successful.</li> </ul>	
Plan	
<ul style="list-style-type: none"> <li>Skylights added</li> </ul>	
<b>Swain's Lane – Proposed amendments to the West Building</b>	
<b>Ground Floor</b>	
North	
<ul style="list-style-type: none"> <li>Secondary entrance to residential units re-arranged.</li> </ul>	<b>W1</b>
<ul style="list-style-type: none"> <li>Rear access to east commercial unit provided for better access to bin store.</li> </ul>	<b>W2</b>
<ul style="list-style-type: none"> <li>Rendered surround piers to secondary residential entrance revised to per-cast stone.</li> </ul>	<b>W1</b>
<ul style="list-style-type: none"> <li>Access door to basement plant room removed.</li> </ul>	<b>W11</b>
<ul style="list-style-type: none"> <li>Additional louvered doors added to new gas meter locations.</li> </ul>	<b>W12</b>
East	
<ul style="list-style-type: none"> <li>Rendered surround to piers revised to per-cast stone</li> </ul>	<b>W3</b>
South	
<ul style="list-style-type: none"> <li>Recessed commercial frontage to south-west corner removed and elevation pulled forward to align with building envelope.</li> </ul>	<b>W4</b>
West	
<ul style="list-style-type: none"> <li>Recessed commercial frontage to south-west corner removed and elevation pulled forward to align with building envelope.</li> </ul>	<b>W4</b>
<ul style="list-style-type: none"> <li>Residential entrance rearranged.</li> </ul>	<b>W13</b>
Plan	
<ul style="list-style-type: none"> <li>Basement stair added.</li> </ul>	<b>W14</b>
<b>First Floor</b>	
North	

Proposed Amendment	Plan comment code
<ul style="list-style-type: none"> <li>Rendered masonry cill revised to a brick cill</li> </ul>	
<ul style="list-style-type: none"> <li>Window to stair relocated.</li> </ul>	<b>W15</b>
<b>East</b>	
<ul style="list-style-type: none"> <li>Window location altered.</li> </ul>	<b>W5</b>
<ul style="list-style-type: none"> <li>Rendered masonry cill revised to a brick cill.</li> </ul>	
<b>South</b>	
<ul style="list-style-type: none"> <li>Three recessed windows revised to flush and fixed windows.</li> </ul>	<b>W6/7/8</b>
<b>West</b>	
<ul style="list-style-type: none"> <li>One recessed windows revised to flush and fixed windows.</li> </ul>	<b>W9</b>
<b>Second Floor</b>	
<b>South</b>	
<ul style="list-style-type: none"> <li>South-west corner doors revised to fixed windows.</li> </ul>	<b>W10</b>
<b>West</b>	
<ul style="list-style-type: none"> <li>Doors removed from south-west corner relocated to west elevation.</li> </ul>	<b>W10</b>
<b>North</b>	
<ul style="list-style-type: none"> <li>Window to stair relocated.</li> </ul>	<b>W16</b>
<b>Plan</b>	
<ul style="list-style-type: none"> <li>Roof terrace planters removed. All perimeter screening remains; however, internal planters removed to allow for future layout of roof terrace</li> </ul>	
<ul style="list-style-type: none"> <li>Skylights added</li> </ul>	