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03 February 2017

Submitted Via Hard Copy and Planning Portal - PP-05560373

Dear Sir/Madam,

DEVELOPMENT SITE AT MAIDEN LANE ESTATE, MAIDEN LANE, LONDON

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990

On behalf the London Borough of Camden Housing and Adult Social Care ('the applicant') please find enclosed an application under s73 of the Town and Country Planning Act 1990, for a Minor Material Amendment to planning permission 2016/4402/P. This application seeks consent for the variation of condition 2 under Section 73 of the Town and Country Planning Act 1990.

Application Background

This application has been submitted on behalf of the applicant to vary condition 2 and to regularise the consent and to make a further additional amendment to the proposed accessible parking provision through the updating of plans.

The consent is currently being implemented following a series of amendment applications which have been submitted and approved by the London Borough of Camden. This application under Section 73 does not seek to make substantial changes to the proposal rather it seeks to ensure that Condition 2 is updated and correct as per the implemented scheme.

A full application history relating to the Maiden Lane Estate has been included within Appendix 1 for clarification purposes.

The original consent (2012/5552/P) was granted in March 2013 for the following development:

"Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping"



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This application has been subsequently amended through a series of non-material amendments (S96a applications) and through the variation of specific conditions (s73 applications); all relevant applications have been included within Appendix 1 of this document.

However, for the purposes of this application under Section 73 the consent that must be varied is 2016/4402/P (20 December 2016).

Proposals

This application seeks to vary condition 2. These changes are sought for two key reasons which are set out and addressed below:

- Amendment to the onsite disabled car parking provision;
- To regularise the consent ensuring implementation of development is as per the current approved plans;

Given the twofold reasoning for this application these have been addressed separately below, however there is some overlap in relation to the submitted and amended plans.

Condition 2 of the original consent (2012/5552/P) has been replaced with an updated condition under 2016/4402/P which is the condition 2 that this application seeks to vary which states:

"The development hereby permitted shall be carried out in accordance with the following approved plans"

The amendments which are sought to this condition are set out below.

Disabled Car Parking Provision

The development provides 7no. Accessible car parking spaces, the original consent for Maiden Lane included the provision of 6 spaces. Under 2013/8294/P the accessible car parking provision was increased from 6 to 7 spaces, and condition 23 (Accessible Car Parking Provision) was amended to reflect this provision. However, at the time of submission a small number of approved plans (detailed in condition 2) which detailed the number of parking spaces were not updated to reflect this increased provision.

Therefore, this application seeks consent to vary condition 2 of permission 2016/4402/P to include the updated plans showing 7no. accessible car parking spaces.

Consent Regularisation

Further to the above variation, this application also seeks to vary Condition 2 of 2016/4402/P to ensure that all proposed plans approved under the above reference are those which are being used to implement the development.

Following discussions with the consultant team it has become apparent that a number of plans have not been consistently updated to reflect minor changes in the development. This application seeks the amendment to Condition 2, and by nature of a Section 73 application will create a replacement condition 2 which will, on approval, supersede the consent granted in December 2016 (2016/4402/P).

For clarity and ease of reference a comprehensive drawing schedule has been prepared by PRP Architects which provides a full review of the current plans which are being used to implement the permitted development.

The following is the existing (2016/4402/P) wording of Condition 2 and the proposed amendment:

Condition 2 currently states:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan AA1692-2-3-1001; Layout Plans (prefix AA1692-2-1-)1001, 1020 - 1027,

1029 - 1031; Plans and Elevations (prefix AA1692-2-1-) 1100, 1102 Rev A, 1103 Rev A, 1104 - 1109, (prefix AA1692C-2-1-) 2120 - 2129, 1140 - 1143; Site Sections (prefix AA1692-2-1-) 1009 - 1019; Street Views (prefix AA1692-2-3-) 1010 - 1013; Unit Layouts (prefix AA1692-2-3-) 1201 - 1219, 1221 - 1223, 1230 - 1237.

(Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692C-SK2016-09- 05 1; AL1692C-SK2016-09-05 2.

Landscape Plans: (prefix AL1692-2-1-) 4200, 4204, 4205, 4207, 4208, 5209, 4211B, 4217, 4218, 4300, 4301, 4302, 5303, 4304, 4305.

Survey drawings: garages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site dwrgs x 4 Rev B; Elevations (buildings 1-6) dwrgs x 3.

Cover Letter prepared by Helen Sayers dated 08/08/2016; Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Thomson Ecology dated July 2016, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Letter prepared by Thomson Ecology dated 20/07/2016; Application forms and Accommodation schedule; Statement of Community Involvement.

Reason: For the avoidance of doubt and in the interest of proper planning.

This revised proposed wording for condition 2 is as follows (amended drawings emboldened and in red):

The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan AA1692-2-3-1001 Layout Plans (prefix AA1692-2-1-) 1001, 1020 – 1029 Rev A, 2030 Rev A, 2031 Rev A, Plans and Elevations (prefix AA1692-1-) 1100, 1102 Rev A, 1104, 1107-1109, 1140-1143, 2103, 2105 Rev A, 2106, 2120, 2121, 2122 Rev A, 2123, 2124, 2125 Rev A, 2126 Rev A, 2127-2129; Site Sections (prefix AA1692-2-1-) 1009 Rev A, 1010-1011, 1012 Rev A, 1013 Rev A, 1014-1016, 1017 Rev A, 1018 Rev A, 1019 Rev A. Street Views (prefix AA1692-2-3) 1010 - 1013; Unit Layouts (prefix AA1692-2-3-) 1201-1219, 1221-1223, 1230-1237.

(Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692C-SK2016-09- 05 1; AL1692C-SK2016-09-05 2.

Landscape Plans (prefix AL1692-2-1-) 4200 Rev A, 4204 Rev A, 4205 Rev A, 4211 Rev B, 4217 Rev A, 4218 Rev A, 4300, 4301, 4305, 5302, 5303, 5304, 5207 Rev B, 5208, 5209

Survey drawings: garages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site dwrgs x 4 Rev B; Elevations (buildings 1-6) dwrgs x 3.

Cover Letter prepared by Helen Sayers dated 08/08/2016; Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane

Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Survey and Arboricultural Implications Assessment by Thompson Ecology dated March 2012, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Accommodation schedule dated 01.10.2013; Statement of Community Involvement.

Amended open space measurement -drawings (prefix AL1692-2-1-)SK004 rev B, SK006 rev C, SK007 rev B; CHP duct routes plan LME53902_M_903 rev B; Revised Air Quality Assessment by Entran dated 18/01/2013; Letter from Spectrum Acoustic Consultants dated 18/01/13; Basement Impact Assessment by WSP dated 10/12/2013, Affordable Housing Statement by CBRE dated Dec 2013, Daylight and sunlight report Addendum by PRP dated 11/10/2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

The above referenced and highlighted plans have been re-submitted within this application to ensure the regularisation of the consent and to ensure that the currently implemented scheme is in accordance with all of the consented plans. The inclusion of these plans and any changes which they relate to have already been approved in principle through the submission and granting of subsequent consents (as detailed in Appendix 1).

Outstanding Conditions

For clarity, we have reviewed the decision notice issued under reference 2016/4402/P and the relevant details of the conditions. For ease of reference, our understanding is that the following conditions are still required to be discharged or require additional information

- Condition 12 – Noise Mitigation – Outstanding information for the submission of post installation testing to be submitted for approval;
- Condition 15 – Details of Extract Ventilation
- Condition 31¹ – Contamination
- Condition 34 – Employment Space Plan
- Condition 39 – Code for Sustainable Homes
- Condition 40 – BREEAM – This condition was part discharged under 2013/5353/P (26.02.2014), the post completion certificates are required to be submitted to the Council.
- Condition 44 – Construction Management Plan – This condition was part discharged under 2013/5353/P (26.02.2014), outstanding final dust monitoring details are required to be submitted to the London Borough of Camden.
- Condition 46 – Electric Car Charging Point
- Condition 47 – Car Club Bays

¹ It was noted that Condition 31 was detailed in 2016/4402/P as the original condition and needs to be replaced in any subsequent decision notices with replacement condition 31 agreed under 2016/2308/P.

Submission Package

We have submitted all of the supporting documentation as listed below (with the exception of a cheque payment of £195 to cover the application fee, which has been sent to Camden Council directly) online via the planning portal (RN: PP-05560373).

- Completed Application Form (dated 03rd February 2017);
- Drawing Register and Issue Sheet (Prepared by PRP Architects);
- Full Package of Drawings (Prepared by PRP Architects).

In addition we would appreciate if the contents of this letter could be considered alongside the application documents.

In summary, the proposed amends are required to ensure the consistent and regularisation of the currently implemented scheme at Maiden Lane, the amendments that are included within this application do not constitute changes to the consent only to the submitted plans, and therefore it is considered that these are acceptable.

In support of this application and to aid an understanding of the current situation Appendix 1 to this letter includes a full summary of the applications submitted in relation to this original consent. In addition, for the interests of transparency and to ensure an accurate reflection of conditions already discharged a full position statement on the conditions is attached in Appendix 2.

We would appreciate, that should consent be granted the decision notice issued includes an informative which details all of the relevant outstanding conditions for the consent.

We trust you have all of the necessary information to register this application but if you have any queries or require anything further please contact me or my colleague James Sheppard (James.Sheppard@cbre.com) as soon as possible.

Yours faithfully,



**LAURA MORRIS
PLANNER**

CBRE

Appendix 1 – Planning History

DATE OF CONSENT	APPLICATION REFERENCE	DESCRIPTION	OUTCOME
22 nd March 2013 (Original Consent)	2012/5552/P	Original Consent - Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping.	Granted Consent
26 th February 2014 (Approval of Details)	2013/5353/P	Approval of Details- Details of proposed slab levels (condition 3), hard and soft landscaping (condition 7), noise mitigation scheme (condition 11), noise survey for York Way (condition 12), noise impact assessment and mitigation report for combined heat and power plant (condition 13), cycle storage (condition 22), piling method statement and methodology (condition 24), water supply infrastructure impact study (condition 25), surface water drainage scheme (condition 26), ground investigation (condition 30), phasing plan (condition 33), recruitment and apprenticeship agreements (condition 35), local procurement (condition 36), community access plan (condition 37), energy efficiency and renewable energy plan (condition 38), sustainability plan (condition 39), construction management plan (condition 44), service management plan (condition 45) and level plans (condition 48).	Granted Consent
5 th November 2014 (Section 73 Application)	2013/8294/P	Section 73 Application - Variation of condition 2 (approved drawings) for the provision of an additional floor at basement level to blocks F&G together with internal reconfiguration to create 8 additional residential units; the closing of the gap between adjacent blocks F & G; and the merging of the setback top floors (6th floor level) of adjoining blocks A & B, to planning permission 2012/5552/P granted on 22/03/2013 (redevelopment of eastern part of Maiden Lane estate to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 residential units).	Granted Consent
27 th March 2014 (EIA Scoping Opinion – to accompany above S73 Application)	2014/1750/P	EIA Scoping Opinion - Request for Environmental Impact Assessment (EIA) Screening Opinion for works involving the redevelopment of the eastern part of the existing Maiden Lane Estate (site area of 1.2 ha) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 273 residential units.	EIA Not Required
15 th October 2015 (Approval of Details)	2015/3794/P	Approval of Details- Details required by condition 4 (materials), condition 5 (sample panel of facing materials), 27 (bird nesting and bat boxes) and 28 (green and brown roofs).	Granted Consent
27 th November 2011 (s96a Non-Material Amendment)	2015/5997/P	Section 96a Application - Amendments to elevation arrangements and adjustments to external access ramps to Block J approved under reference 2012/5552/P dated 22/03/13 (for redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use	Granted Consent

Appendix 1 – Planning History

		blocks of 3-7 storeys).	
22 nd March 2016 (Approval of Details)	2016/0834/P	Approval of Details- Details required by Condition 22 (Cycle Storage)	Granted Consent
29 th June 2016 (s96a Non- Material Amendment)	2106/2308/P	Section 96a Application - Amendment to condition 31 of 2012/5552/P dated 22/03/2013 for the redevelopment of eastern part of Maiden Lane Estate, namely to allow the full report to be submitted prior to occupation.	Granted Consent
8 th December 2016 (Approval of Details)	2016/4621/P	Approval of Details- Details required by conditions 42, 43, 49, 50, 51, 52, 53, 54, 55, 56, 57 of planning permission 2012/5552/P (as amended 2013/8294/P) dated 22/03/2013 for the mixed use redevelopment of the eastern part of Maiden Lane Estate.	Granted Consent
20 th December 2016 (Section 73 Application)	2016/4402/P	Section 73 Application - Retrospective variation of conditions 7 and 29 relation to trees behind blocks B & C, re: planning application 2012/5552/P, 22/03/2013.	Granted Consent

