

PB/JH/PD10435

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9 March 2017

London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

FAO Kate Henry

**BY PLANNING PORTAL
PP REF: PP-05899358**

Dear Sir / Madam

**20 – 21 KING’S MEWS, LONDON, WC1N 2JB
TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 73
APPLICATION FOR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION**

On behalf of our client, City & Provincial (Worthing) Ltd, please find enclosed an application for a minor material amendment to the planning permission, ref. 2016/1093/P, relating to the above property.

The application seeks an amendment to the planning permission which was granted by the London Borough of Camden (LBC) on 21 November 2016. The description of development was as follows:

“Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1 x 1-bed, 6 x 2-bed), following the demolition of the existing 2 storey garage building.”

It should be noted that a non-material amendment to 2016/1093/P was granted by LBC on 20 January 2017 (ref. 2017/0007/P). The amendment comprised the omission of the planter trough at the rear of the building.

The proposed amendments to the permission are as follows:

- Demolition of the existing Party Wall with No. 22 King’s Mews;
- Reduction in the depth of basement excavation and underpinning requirements to rear of the site and boundary with 53-55 Gray’s Inn Road.

The application relates to the variation of condition 2 attached to the decision notice, for an amendment to drawing numbers and document references.

Basement Impact Assessment

A revised Basement Impact Assessment (Rev C) has been produced by JMS Consulting Engineers, which updates the previous version, in light of the proposed amendments to the permission, most notably, the change in construction method.

The report takes into account the omission of the rear plant trough (approved through the previous NMA), which reduces the excavation and underpinning requirements to the rear of the site and boundary with 53-55 Gray’s Inn Road.

The demolition of the existing party wall with No.22 King’s Mews negates the consideration of potential disturbance of this wall, as previously assessed. Discussions with the owners of No.22 have been ongoing in

recent months to establish a coordinated strategy for developing basements at both sites, thereby reducing the impact of works on the surrounding area. We note, however, that at the time of submission, the proposed basement at No.22 had not yet been granted.

Furthermore, additional foundation and soil information has become available as a result of surveys being undertaken, that were not previously possible. Appendix B of the BIA contains a *Phase 2 Ground Investigation Report*, prepared by Geosphere Environmental Ltd.

The revised BIA notes that the above revisions “reduce the impact of the construction on the site and surrounding properties”

To support the above, additional and revised basement drawings are submitted as follows:

- L15/284/12 – Rev B – Foundation Construction Method Sheets
- L15/284/12-507 – Rev T3 – Trial Pit and Borehole Location;
- L15/284/12-511 – Rev P3 – Proposed Groundworks Plan and Pile Layout.

The revised BIA has been provided with tracked changes shown. A clean version of the document is available upon request.

The proposed changes largely relate to the method of construction for the basement, which is proposed to change following the proposed removal of the party wall and further site investigations that were not previously available. The nature and scale of the development remains as previously consented.

A Basement Construction Plan (BCP) is due to be submitted to LBC for approval, pursuant to Paragraph 4.3 of the Section 106 Agreement. The requirement for this remains unchanged.

Condition Amendments

The application relates to the variation of Condition 2 of the Planning Permission. Condition 2 relates to the approved drawing numbers which would be superseded by the submitted drawings, as well as the replacement of an approved document.

A series of plans comprising the Minor Material Amendment form part of this application. Table 1 below confirms which of the original approved drawings, prepared by Marek Wojceichowski Architects (MWA) are to be amended.

As noted above, a previous non-material amendment was granted on 20 January 2017 (ref. 2017/0007/P). Some of the originally consented drawings were therefore revised. This is detailed in the table below.

Table 1 – Schedule of Amended Drawings

Drawing Title	As approved 2016/1093/P	NMA 2017/0007/P	This application
D_07 Existing & Demolition Rear (East) Elevation	Rev B	n/a	Rev C
D_11 Demolition Section CC	Rev B	n/a	Rev C
D_12 Demolition Section DD	Rev B	n/a	Rev C
P_01 Demolition & Proposed Ground Floor	Rev H	Rev J	Rev K
P_02 Demolition & Proposed Basement Floor	Rev E	Rev F	Rev G
P_03 Demolition & Proposed First Floor	Rev D	n/a	Rev E
P_07 Proposed Rear (East) Elevation	Rev D	Rev E	Rev F
P_11 Proposed Section CC	Rev D	n/a	Rev F
P_12 Proposed Section DD	Rev E	n/a	Rev F

Application Submission

The Section 73 application comprises the following documents:

1. Applicant's Cover Letter (i.e. this letter);
2. Site Location Plan;
3. Copy of the decision notice for permission ref. 2016/1093/P;
4. Revised Application Drawings (refer to Table 1);
5. Basement Impact Assessment – Rev C – JMS Consulting
 - Inc. Appendix B - Phase 2 Ground Investigation Report – Geosphere Environmental Ltd
6. Supporting Basement Impact Drawings;
 - L15/284/12 – Rev A – Foundation Construction Method Sheets
 - L15/284/12-507 – Rev T3 – Trial Pit and Borehole Location;
 - L15/284/12-511 – Rev P3 – Proposed Groundworks Plan and Pile Layout.
7. S73 Application Form.

Application Procedure

The application has been submitted via the Planning Portal (ref. PP-05899358). The requisite application fee of £195.00 will be paid via telephone, shortly after the submission of this application.

We trust that the enclosed information provided is sufficient to enable LBC to register the application. If you have any queries or require any further information please contact Peter Bovill (Tel. 020 7312 7456 / peter.bovill@montagu-evans.co.uk) or James Huish (Tel. 020 7312 7484 / james.huish@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully

MONTAGU EVANS LLP

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