

31 March 2017



Mr David Fowler,
Planning Department,
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

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Dear David,

**Town Hall Extension, Argyle Street, London WC1H 8NN
Non-Material Amendment to Planning Permission 2014/7874/P (as amended by
2015/5321/P).**

On behalf of the applicant, Crosstree Real Estate Management Ltd, please find enclosed an application for non-material amendments (UNDER SECTION 96A OF THE 1990 TOWN AND COUNTRY PLANNING ACT, AS AMENDED) to the Camden Town Hall Annexe building.

Background

Planning permission was granted in August 2015 for the:

"Change of use from Council offices (Sui-generis) to hotel (class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to facade".

A Minor Material Amendment to the planning permission was then granted under S73 of the Town and Country Planning Act 1990 (as amended) on the 21st January 2016 (LPA Ref: 2015/5321/P) for the following development:

"Various alterations to approved scheme, including: amendments to the rooftop extension to include (deeper fins, shallower overhang, colour of metal finish, rooflight omitted, elevational alterations at 8th floor level), projection of external lift structure on to Euston Road and installation of steps onto Euston Road as amendments to planning permission 2014/7874/P granted on 25/08/2015".

Proposed Non-Material Amendments

The following non-material amendments are proposed:

- Ground Floor Facade design details;
- Enclosure on Euston Road;
- Revised Entrance Canopy;
- Lift cheek extension;
- Roof cladding recess;
- Reduction in fins to east facade of roof extension; and
- Deletion of Conditions 9 & 10 of planning permission 2014/7874/P.

As you are aware, there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme. In respect of the approved planning permission for the Camden Town Hall Annexe, the application will continue to deliver a change of use from Council offices to a hotel as approved; and will not alter the overall scale and general appearance of the proposed ground floor façade or the roof top extension.

In terms of Conditions 9 & 10 of the planning permission, these relate to details required for air inlet locations and emissions of combined heat and power (CHP) plant. However, through negotiation with the Council as part of the sustainability requirements set out in the S106 legal agreement, the applicant has now made a contribution towards a future Decentralised Energy Network (DEN) and has agreed the interim heating strategy through clause 4.5.3(b), which does not include CHP. As such, the applicant has satisfied their sustainability requirements in partnership with the Council and these conditions relating to CHP plant are not material to the planning application. As such, their deletion from the decision notice is not material.

Application Content

The application is submitted to the LPA via the Planning Portal and contains:

- Application Form
- Fee of £195
- Full Copies of Approved Drawings
- Proposed Drawings (Clean and Clouded Version)
- Orms Design Statement

We look forward to receiving confirmation that the application has been validated. If you require any further information, please do not hesitate to contact Iain Buzza (020 7075 2811) or Mohan Everett (020 7877 4741) at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Iain Buzza", written in a cursive style.

Iain Buzza
Associate Director