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19 May 2017

Dear Mr Whittingham,

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
MINOR-MATERIAL AMENDMENT TO PLANNING PERMISSION (REF: 2015/4553/P)
ASHTON COURT, 254-256 CAMDEN ROAD, LONDON, NW1 9HF

On behalf of Origin Housing, please find enclosed a Section 73 application for minor-material changes to the above permission. These plans are consistent with those discussed at the pre-application meeting of the 24 April 2017.

The permitted description of the refurbishment and development for Ashton Court is:

“Reconfiguration, part demolition and extension of sheltered accommodation (Class C3), consisting of 36 units (29 x studios, 6 x 1 bedroom and 1 x 2 bedroom) to provide 24 x 1 bedroom units (Class C3) and 5 x 2 bedroom mews houses (Class C3).”

This application seeks to vary Condition 3 attached to planning permission 2015/4553/P.

The amendments will not result in a change to the description or character of development and will improve the design and layout of the approved Camden Mews dwellings.

Submission documents

Please find enclosed a minor-material amendment application for the redevelopment of Ashton Court. The following documents have been submitted in support of this application:

- Application form, dated 19 May 2017;
- This covering letter, dated 19 May 2017;
- Site Location Plan;
- Block Plan;
- Full set of Approved and Proposed Architectural Plans;
- Section 73 Schedule of Planning Drawing Changes.



The application fee of £195 has been paid via credit card through the Planning Portal on 15 May 2017 (LPA payment reference: P0003175889).

Planning History

Non-material amendments were approved in relation to the buildings along Camden Road and Camden Park Road on 29 March 2017 (ref. 2017/0364/P). The changes included pitch and terminating height of link extension, door and fenestration locations, balconies and internal arrangements.

Nature of the Changes

National Planning Practice Guidance on Flexible Options for Planning Permissions states that there is no statutory definition of minor-material but that it would likely include amendments that would not substantially alter the scale and/or nature of the approved development¹. It is the Local Planning Authority to have regard to the effect of the change.

The changes are relevant to the mews houses along Camden Mews. Following planning permission in December 2016, through detailed design development certain discrepancies have been found between floor plans, elevations and sections. The plan revisions will ensure the proposal is deliverable and in compliance with Building Regulations.

Furthermore, the proposals improve the housing quality for future residents, whilst improving relationships with neighbours. The internal layout has been rationalised to create a habitable kitchen and dining room in the basement. This revised internal layout also lends itself to an external expression more in line with traditional mews designs. Balconies have been removed and the proportions to the windows have changed to create a more balanced relationship with the mansard roof and context. The materials are still proposed to be brick with a zinc clad roof and dark-coloured aluminium window reveals. An additional feature has been added at the ground floor in the form of louvres to manage overlooking and daylight levels in the basement.

A detailed schedule of changes has been submitted as part of the application.

For ease of comparison, below is a table detailing which plans (approved under 2015/4553/P and 2017/0364/P) will be superseded by plans submitted as part of this s73 application.

Permitted Plans to be Superseded	Section 73 Plans
<ul style="list-style-type: none">• Drawing ref. K160423-A(0)101rev8 - Proposed site plan;• Drawing ref. K160423-A(0)111rev1 – Block Plan;	<ul style="list-style-type: none">• Drawing ref. K160423-A(0)101revB – Proposed site plan• Drawing ref. K160423-A(0)111rev2 – Block Plan• Drawing ref. K160423-A(2)200 rev4 – Mews Basement GA• Drawing ref. K160423-A(2)220 rev4 – Mews Ground GA• Drawing ref. K160423-A(2)240 rev5 – Mews First GA• Drawing ref. K160423-A(2)260 rev4 – Mews Second GA

¹ Paragraph 017, Reference ID 17a-017-20140306

<ul style="list-style-type: none"> • Drawing ref. OH233-1-05 P3 – Proposed Mews Plans All Floors • Drawing ref. OH233-2-13 P2 – Mews Front Elevations • Drawing ref. OH233-2-14 P2 – Mews Rear Elevations 	<ul style="list-style-type: none"> • Drawing ref. K160423-A(2)280 rev1 - Mews Roof Plan • Drawing ref. K160423-A(2)300 rev7 – Elevations Sheet 1 of 2 • Drawing ref. K160423-A(2)301 rev6 – Elevations Sheet 2 of 2 • Drawing ref. K160423-A(2)310 rev~ – Typical Section • Drawing ref. K160423-A(2)320 rev5 – Perspectives Sheet 1 of 2 • Drawing ref. K160423-A(2)321 rev4 – Perspectives Sheet 2 of 2 • Drawing ref. K160423-A(2)401 rev6 – House Type 2 GAs (Plots 4&5) • Drawing ref. K160423-A(2)402 rev5 – House Type 2A GAs (Plots 1&2) • Drawing ref. K160423-A(2)403 rev4 – House Type 2B GAs (Plot 3) • Drawing ref. K160423-A(2)900 rev2 – Approved & Proposed Scheme Comparison
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Proposed Wording of Condition 3

This application proposes to vary Condition 3, with the following wording:

“The development hereby permitted shall be carried out in accordance with the following approved plans-
[K160423-A(0)110rev0 (Site Location Plan); OH233-0-21 Rev P1 (Existing Ground Floor Plan); OH233-0-22 Rev P1 (Existing Basement, First, Second, Third Floor Plans); OH233-0-25 Rev P1 (Demolition Plan Hatched); OH233-0-27 Rev P1 (Existing Roof Plan); K160423-A(0)101revB (Proposed Site Plan); K160423-A(0)111rev2 (Block Plan); K160423-A(1)200rev7 (Level 00 Ground Floor GA); K160423 -A(1)220rev5 (Level 01 First Floor GA); K160423 - A(1)240rev5 (Level 02 Second Floor GA); K160423 - A(1)260rev5 (Level 03 Third Floor GA); K160423 - A(1)280rev7 (Level 04 Roof Plan); K160423-A(2)200 rev4 (Mews Basement GA); K160423-A(2)220 rev4 (Mews Ground Floor GA); K160423-A(2)240 rev5 (Mews First Floor GA); K160423-A(2)260 rev4 (Mews Second Floor GA); K160423-A(2)280 rev1 (Mews Roof Plan) K160423 - A(1)300rev6 (Elevations Sheet 1 of 2); K160423 - A(1)301rev7 (Elevations Sheet 2 of 2); K160423-A(2)300 rev7 (Elevations Sheet 1 of 2); K160423-A(2)301 rev6 (Elevations Sheet 2 of 2); K160423 - A(1)310rev5 (Sections Sheet 2 of 2); K160423 - A(1)311rev5 (Sections Sheet 2 of 2); K160423-A(2)310 rev~ (Typical Section); K160423-A(2)320 rev5 (Perspectives Sheet 1 of 2); K160423-A(2)321 rev4 (Perspectives Sheet 2 of 2); K160423-A(2)401 rev6 (House Type 2 GAs (Plots 4&5)); K160423-A(2)402 rev5 (House Type 2A GAs (Plots 1&2)); K160423-A(2)403 rev4 (House Type 2B GAs (Plot 3)); K160423-A(2)900 rev2 (Approved & Proposed Scheme Comparison); Section 96a Application - Schedule of Planning Drawing Changes; Section 73 Application – Schedule of Planning Drawing Changes; Solar Study (November 2015), Overshadowing Study (November 2015), Revised Mews Plans (November 2015), Plan Showing Cycle Storage in Mews/Plan Showing Revised Refuse Store Door (November 2015);



OH233-V-01 (Proposed View); OH233-V-02 (Proposed View); OH233-V-03 (Proposed View); OH233-V-04 (Proposed View); OH233-V-05 (3D views); Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Affordable Housing Statement, prepared by JLL, received 24/09/2015; Tree Survey Plan (DFC P3353TSP) 27/10/14; Sustainability Statement, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; BREEAM Domestic Refurbishment Pre-Assessment, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Heritage Statement Of Significance, prepared by West Waddy ADP, dated June 2014; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Geotechnical and Geo-environmental Desktop, prepared by Campbell Reith, dated July 2015; Basement Impact Assessment, prepared by Campbell Reith, dated July 2015; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Planning Statement, prepared by JLL, dated August 2015; Independent Review of Basement Impact Assessment, prepared by LBH Wembley, dated December 2015]."

Summary

As discussed in detail at our pre-application meeting, the scope of these changes are considered to be minor-material to the Council's decision to grant planning permission and can be dealt with under Section 73 of the Town & Country Planning Act.

We look forward to receiving confirmation that the application has been validated in due course. In the meantime, if you require any further information or clarification please contact me directly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Suzanne'.

Suzanne Kimman

Planning, Development & Heritage
JLL