

PD10618/PB/AP

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25 May 2017

Planning and Development
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

FAO Raymond Yeung

PLANNING PORTAL REF. PP-06084075

Dear Sir

**16-20 RED LION STREET, LONDON, WC1R 4PQ
APPLICATION FOR A NON-MATERIAL AMENDMENT MADE UNDER SECTION 96A OF THE TOWN AND
COUNTRY PLANNING ACT 1990 (AS AMENDED) TO PLANNING PERMISSION REF: 2016/5571/P**

On behalf of our client, BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited as trustees of the Mayfair Capital Commercial Property Trust, please find enclosed an application for a Non-Material Amendment ("the / this Application") under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission (ref. 2016/5571/P), relating to 16-20 Red Lion Street, London, WC1R 4PQ ("the / this Site").

Background

On 15 May 2017, the London Borough of Camden ("LBC") granted planning permission (ref. 2016/5571/P) for:

"Erection of roof extension for the creation of a 6th floor following the relocation of roof plant, creation of terraces at ground floor, 1st, 5th and 6th floor levels, extension to rear of building, replacement of all existing single glazed windows and new reception entrance along Red Lion Street and Sandland Street with associated re-cladding. Rendering of existing rear facade. Erection of a canopy to the rear area to create new cycle parking area."

The permission has not yet been implemented. Following a resolution to grant planning permission, received at LBC Planning Committee on 2 February 2017, a number of design improvements have been identified. This Application seeks planning permission for these amendments.

Proposed Amendments

The following is a list of the proposed amendments which this Application seeks to make:

- Louvered infill to approved window frame, for on floor services air intake / discharge;
- New louvre to basement for services air intake / discharge;
- New glass door within existing window opening on fourth floor to provide additional means of escape;
- Minor reconfiguration and relocation of lobby and WCs on fourth and fifth floors;

- Sixth floor plant enclosure reduced in size, increasing overall area of office floorspace (less than 1% increase over approved floorspace) (Existing GIA = 3,640 sqm, Approved GIA = 4,401 sqm, Proposed GIA = 4,439 sqm);
- New area of clear curtain wall glazing into new office space, replacing approved black metal fins with dark grey metal panels backing;
- Reconfiguration of basement level WCs and showers;
- Existing secondary stair extended from 5th floor to 6th floor including new handrail, only around the opening at 6th floor level (i.e. not an enclosure);
- Plant and services distribution reconfigured on the roof above main stair core – there are 2 no. smoke extract louvres, AOV above the main stairs, toilet extract fan, refrigerant and cable trays, dry riser testing point, green roof, photovoltaics, mansafe latchway, access ladder from 6th floor;
- External rainwater pipes on the façade facing the yard; and
- Dry riser inlet on Sandlands Street elevation.

Application Submission

Accordingly, Please find enclosed the following documents:

- Covering Letter (i.e. this letter);
- Completed Application Form;
- A Site Location Plan, at a scale of 1:1250;
- Drawing Schedule RLS – 2C;
- Approved Drawings (ref. 2016/5571/P) (see Drawing Schedule); and
- Proposed Drawings.

We also include a marked up version of each drawing which highlights the proposed amendments. These drawings are submitted for information only and not for approval by LBC.

The application fee of £195.00 has been paid via the Planning Portal.

Conclusions

In conclusion, we consider that the proposed amendments to the approved scheme, do not raise any new material considerations and, as such, we respectfully request that LBC approve the amendments.

Should you require any further information, please do not hesitate to contact Adam Price (adam.price@montagu-evans.co.uk / 020 7866 8674) or Peter Bovill (peter.bovill@montagu-evans.co.uk / 020 7312 7456).

Yours sincerely

MONTAGU EVANS LLP

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