



Aldermary House, 10 - 15 Queen Street
London, EC4N 1TX

T: 020 3848 2500

W: indigoplanning.com

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

By Planning Portal
Charles.thuaire@camden.gov.uk
let.013..AP.22840003

6 July 2017

Dear Charles

THE OLD DAIRY, 7 WAKEFIELD STREET, LONDON, WC1N 1PG

On behalf of our client, Cudworth Limited, and further to our correspondence dated 23 June 2017, we hereby submit an application to vary the wording of Condition 5 and 17 of planning permission 2015/0825/P at The Old Dairy, 7 Wakefield Street, WC1N 1PG.

In addition to this cover letter, this application comprises:

- Application forms, signed and dated

Payment of £195, in respect of the planning application fee has been paid directly to Camden Borough Council, via the Planning Portal.

Background

On 14 March 2012, planning permission was granted for the redevelopment of the Old Dairy site to provide a mixed use residential and commercial development (LPA Ref: 2011/0339/P). Simultaneously Listed Building and Conservation Area Consent was granted for works to protect the listed boundary walls and demolition of the existing warehouse structures on site.

On 19 October 2015, planning permission 2011/0339/P was varied via a Section 73 application (LPA Ref: 2015/0825/P) which varied the approved plans and subdivide three approved houses into eight flats as well as elevational changes.

On 23 May 2017 a further Section 73 application was submitted to amend the approved plans again and increase the number of total units from 10 to 13 (LPA Ref: 2017/2950/P). This application has yet to be determined by Camden Borough Council.

Non-Material Amendment

	Approved Wording (LPA Ref: 2015/0825/P)	Proposed Wording
Condition 5: Hard and Soft Landscaping	No development shall take place until full details of hard and soft landscaping and means of enclosure of all open areas (including the proposed house patios and roof terraces), including details of the proposed private footway on the northern side of Block , have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	No development shall take place, <u>prior to commencement of the relevant part</u> , until full details of hard and soft landscaping and means of enclosure of all open areas (including the proposed house patios and roof terraces), including details of the proposed private footway on the northern side of Block , have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
Condition 17: Cycle Storage	Notwithstanding the details shown on the drawings hereby approved, before the development commences, details of the proposed cycle storage area for 15 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.	Notwithstanding the details shown on the drawings hereby approved, before the development commences <u>prior to the commencement of the relevant part</u> , details of the proposed cycle storage area for 15 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

The proposed wording would allow substructure works to begin on site whilst the detailed specifications of the landscaping and cycle storage are progressed.

No works would be undertaken that would prejudice the details to be agreed under these conditions.

Conclusions

The proposed amendments to conditions 5 and 17 would not alter the substance of the conditions in any way and are non-material in the context of the planning permission. The proposed amendments would enable initial construction works to continue on site, whilst the detailed landscaping and cycle storage specifications are progressed.

We trust that this submission provides sufficient information for the council to determine the application and we look forward to receiving confirmation that the application has been validated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Stott', written over a horizontal line.

Anna Stott

Enc: As listed above.