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FAO: Robert Lester

7 July 2017

Our ref: LJW/GBR/AKG/J10210

**Your ref: 2016/0818/P; 2016/0819/P; 2016/0820/P
and 2016/0821/P**

Dear Sir / Madam

**251, 253-255, 257 and 259 Camden High Street, London, NW1 7BU
Minor Material Amendment Applications**

On behalf of our client, Castlehaven Row Limited ("applicant"), we write to submit four minor material amendment applications at the following properties: 251, 253-255, 257 and 259 Camden High Street, London, NW1 7BU and in respect of the following planning permissions: 2016/0818/P; 2016/0819/P; 2016/0820/P and 2016/0821/P.

To be clear, the four separate minor material amendment applications seek to:

1. Vary Condition 3 of planning permission: 2016/0818/P;
2. Vary Condition 3 of planning permission: 2016/0819/P;
3. Vary Condition 3 of planning permission: 2016/0820/P; and
4. Vary Condition 3 of planning permission: 2016/0821/P.

The Sites

The sites lie on the western side of Camden High Street close to its junction with Jamestown Road to the north. Inverness Street adjoins the block to the south.

Background

251 Camden High Street

On 16 January 2017, planning permission (ref: 2016/0818/P) was granted for the following:

"Excavation at basement level to provide 76sqm additional retail (A1) floorspace."

253-255 Camden High Street

On 16 January 2017, planning permission (ref: 2016/0821/P) was granted for the following:

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“Conversion of two units into one; erection of rear extension with 4x roof lights at ground and basement level to provide 355sqm additional retail floorspace (A1) following demolition of existing rear extension.”

257 Camden High Street

On 16 January 2017, planning permission (ref: 2016/0819/P) was granted for the following:

“Rear extension with rooflights at ground and basement level to provide 175sqm additional retail floorspace (A1) following demolition of existing rear extension.”

259 Camden High Street

On 16 January 2017, planning permission (ref: 2016/0820/P) was granted for the following:

“Erection of rear extension with roof lights at ground and basement level to provide 151sqm additional retail floorspace (A1) following demolition of existing rear extension.”

All four planning permissions referenced above are subject to the same Section 106 Agreement, dated 16 January 2017. Section 1 Clause 4.1.1 of the Section 106 Agreement required the submission of a Basement Impact Assessment (BIA). CGL has prepared this BIA and the council have instructed Campbell Reith to conduct an independent review. At the time of submission the discussions regarding the independent review remain ongoing.

The Proposals

The minor material amendment applications seek to vary Condition 3 of the planning permissions ref: 2016/0818/P; 2016/0819/P; 2016/0820/P and 2016/0821/P.

The proposals have been subject to informal pre-application discussion with planning officers at the council.

251 Camden High Street (Planning Portal ref: PP-06152648)

The following amendment to planning permission ref: 2016/0818/P are proposed:

- Increased basement excavation from 24.99FFL (as approved) to 24.42FFL; and
- Metal louvred plant screen reduced and extended.

The increased level of excavation proposed has been addressed in the Basement Impact Assessment, prepared by CGL, which is with the council for formal approval.

The plant enclosure was approved in principle under planning permission ref xxxx. This minor material amendment application seeks to agree the details of that plant enclosure.

253-255 Camden High Street (Planning Portal ref: PP-06152650)

The following amendments to planning permission ref: 2016/0821/P are proposed:

- Increased basement excavation from 24.82FFL (as approved) to 24.42FFL;
- New metal key clamp style railing;
- Installation of Metal mechanical hatch over fire escape stair;
- Installation of Metal louvred plant screen reduced and extended;
- Installation of Metal steps and balustrade; and
- Installation of waterproofed upstands for future service installations.

The increased levels of excavation proposed has been addressed in the Basement Impact Assessment, prepared by CGL, which is with the council for formal approval. The remaining minor amendments are proposed in order to increase the functioning of the site once operational.

The changes are therefore considered acceptable given their minor nature and should be approved.

257 Camden High Street (Planning Portal ref: PP-06152654)

The following amendments to planning permission ref: 2016/0819/P are proposed:

- Increased basement excavation from 24.99FFL (as approved) to 24.42FFL; and
- Installation of waterproofed upstands for future service installations.

The increased levels of excavation proposed has been addressed in the Basement Impact Assessment, prepared by CGL, which is with the council for formal approval. The remaining minor amendment regarding the installation of waterproofed upstands for future services installations is proposed in order to increase the functioning of the site once operational.

The changes are therefore considered acceptable given their minor nature and should be approved.

259 Camden High Street (Planning Portal ref: PP-06152656)

The following amendments to planning permission ref: 2016/0820/P are proposed:

- Increased basement excavation from 25.14FFL (as approved) to 24.42FFL

The increased levels of excavation proposed has been addressed in the Basement Impact Assessment, prepared by CGL, which is with the council for formal approval. The remaining minor amendments are proposed in order to increase the functioning of the site once operational.

The changes are therefore considered acceptable given their minor nature and should be approved

Conclusions

The following documents are submitted in support of each of the four separate minor material amendment applications:

- Application forms;
- The relevant certificate (Certificate B);
- Community Infrastructure Levy (CIL) Form;
- A site location plan;
- Approved and proposed section and plan drawings prepared by Barr Gazetas;
- The requisite application fee, being £195.

The applications have been submitted electronically via the planning portal. The requisite application fees have been paid online.

We look forward to officers' confirmation that the application has been validated. However, please contact Anna Gargan of this office if you wish to discuss any matter in the meantime.

Yours faithfully



Gerald Eve LLP

