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Regeneration and Planning
Culture and Environment
London Borough of Camden
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26 July 2017

Camden Planning Reference: 2017/0714/P

Dear Mr Benmbarek,

DEVELOPMENT SITE AT MAIDEN LANE ESTATE, MAIDEN LANE, LONDON**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)****APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of the London Borough of Camden Housing and Adult Social Care ('the applicant') please find enclosed revised plans and details relating to the current S73 application (2017/0714/P) for the Maiden Lane Estate.

Application Background

The original consent (2012/5552/P) was granted in March 2013 for the following development:

"Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping"

This application has been subsequently amended through a series of non-material amendments (S96a applications) and through the variation of specific conditions (s73 applications); all relevant applications have been included within Appendix 1 of this document. The most recent S73 application approved (2016/4402/P) in December 2016 permitted the following amendments:

"Variation of conditions 2 (approved plans) and 29 (retained trees) of planning permission 2012/5552/P dated 22/03/2013 for the redevelopment of the eastern part of the Maiden Lane Estate, namely to replace trees and amend the proposed soft landscaping (retrospective)".

Following this, a further S73 application was submitted in February 2017 (2017/0714/P) which sought to vary Condition 2 of the original planning consent 2012/5552/P. The description of development was as follows:

“Variation of conditions 2 (approved plans) of planning permission 2012/5552/P dated 22/03/2013 for the redevelopment of the eastern part of the Maiden Lane Estate, namely to increase the number of disabled parking spaces from 6x to 7x.”

This was submitted to regularise the consent ensuring that the development implemented is in accordance with the approved plans.

During the determination period for the above referenced S73 application (2017/0714/P) the design team has continued with further detailed design works alongside the London Borough of Camden Highways team. This has resulted in a further three minor amendments being required.

Following discussions with the design team, the case officer confirmed in writing that it would be most appropriate to include these further amendments within the current S73 application (subject to a period of re-consultation).

Proposals

The revised description of development is therefore as follows:

“Variation of conditions 2 (approved plans) of planning permission 2012/5552/P dated 22/03/2013 for the redevelopment of the eastern part of the Maiden Lane Estate, namely omission of 13x proposed trees along York Way, relocation of play apparatus and equipment; the amendment to fencing treatments and the increase of disabled parking spaces from 6x to 7x.”

This application seeks to vary condition 2. These changes are sought for three reasons which are set out and addressed below:

- The removal of 13no. proposed street trees along York Way;
- The re-location of play equipment; and,
- The amendment to approved fence treatments.

Street Trees

The London Borough of Camden Highways team are currently on site carrying out the relevant works to the highways. Through the implementation of these works it has become apparent that the 13no. street trees which were originally approved are unable to be planted due to space restrictions along the highway.

It has been confirmed by the London Borough of Camden Highways that the trees on York Way are unable to be installed due to pavement being congested with existing buried services that is preventing the positioning of the tree root ball along York Way. The works to this part of the development are being undertaken by the Highways team who are unable to install rather than design amendments.

Play Equipment

The approved planning drawings included details of the proposed play equipment to be installed in each of the designated play areas. Following consultations with the Tenants and Residents Association, the play area at Block J has been revised to create additional space for people to use the proposed equipment. The play equipment proposed has been relocated across the Estate. The proposed relocation of the play space does not affect the paving or planting size of the play area.

We have therefore submitted revised plans which continue to identify the designated play areas but have removed all specific reference to play equipment. This is to ensure that the applicant can install the relevant

play equipment in the designated areas, but should there need to be flexibility in where specific items are located this can be carried out without further applications being required.

Fence Treatments

External boundary fences were originally shown with a black painted finish to match finishes to windows and metalwork on the new buildings. The colour of architectural metalwork and features was revised from black to RAL 8019 grey brown as part of the detailed submission (2013/5353/P) approved in February 2014 for planning condition 4. External boundary fences have been updated to RAL 8019 to match the buildings.

Submission Package

We have submitted all of the supporting documentation as listed below:

- Completed Application Form (dated 25 July 2017);
- Drawing Register and Issue Sheet (Prepared by PRP Architects);
- Full Package of Drawings (Prepared by PRP Architects).

In addition we would appreciate if the contents of this letter could be considered alongside the application documents.

In summary, the proposed amends are required to ensure the final stages of the Maiden Lane scheme can be implemented. The changes are considered to be minor in the overall context of the approved development.

In support of this application and to aid an understanding of the current situation, Appendix 1 to this letter includes a full summary of the applications submitted in relation to this original consent.

We would appreciate, that should consent be granted the decision notice issued includes an informative which details all of the relevant outstanding conditions for the consent.

We trust you have all of the necessary information to register this application but if you have any queries or require anything further please contact me or my colleague James Sheppard (James.Sheppard@cbre.com) as soon as possible.

Yours faithfully,



LAURA MORRIS
PLANNER

Appendix 1 – Planning History

DATE OF CONSENT	APPLICATION REFERENCE	DESCRIPTION	OUTCOME
22 nd March 2013 (Original Consent)	2012/5552/P	Original Consent - Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping.	Granted Consent
26 th February 2014 (Approval of Details)	2013/5353/P	Approval of Details - Details of proposed slab levels (condition 3), hard and soft landscaping (condition 7), noise mitigation scheme (condition 11), noise survey for York Way (condition 12), noise impact assessment and mitigation report for combined heat and power plant (condition 13), cycle storage (condition 22), piling method statement and methodology (condition 24), water supply infrastructure impact study (condition 25), surface water drainage scheme (condition 26), ground investigation (condition 30), phasing plan (condition 33), recruitment and apprenticeship agreements (condition 35), local procurement (condition 36), community access plan (condition 37), energy efficiency and renewable energy plan (condition 38), sustainability plan (condition 39), construction management plan (condition 44), service management plan (condition 45) and level plans (condition 48).	Granted Consent
5 th November 2014 (Section 73 Application)	2013/8294/P	Section 73 Application - Variation of condition 2 (approved drawings) for the provision of an additional floor at basement level to blocks F&G together with internal reconfiguration to create 8 additional residential units; the closing of the gap between adjacent blocks F & G; and the merging of the setback top floors (6th floor level) of adjoining blocks A & B, to planning permission 2012/5552/P granted on 22/03/2013 (redevelopment of eastern part of Maiden Lane estate to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 residential units).	Granted Consent
27 th March 2014 (EIA Scoping Opinion – to accompany above S73 Application)	2014/1750/P	EIA Scoping Opinion - Request for Environmental Impact Assessment (EIA) Screening Opinion for works involving the redevelopment of the eastern part of the existing Maiden Lane Estate (site area of 1.2 ha) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 273 residential units.	EIA Not Required
15 th October 2015 (Approval of Details)	2015/3794/P	Approval of Details - Details required by condition 4 (materials), condition 5 (sample panel of facing materials), 27 (bird nesting and bat boxes) and 28 (green and brown roofs).	Granted Consent
27 th November 2011 (s96a Non-Material Amendment)	2015/5997/P	Section 96a Application - Amendments to elevation arrangements and adjustments to external access ramps to Block J approved under reference 2012/5552/P dated 22/03/13 (for redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys).	Granted Consent

Appendix 1 – Planning History

22 nd March 2016 (Approval of Details)	2016/0834/P	Approval of Details- Details required by Condition 22 (Cycle Storage)	Granted Consent
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29 th June 2016 (s96a Non- Material Amendment)	2106/2308/P	Section 96a Application - Amendment to condition 31 of 2012/5552/P dated 22/03/2013 for the redevelopment of eastern part of Maiden Lane Estate, namely to allow the full report to be submitted prior to occupation.	Granted Consent
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Pending Applications

(Section 73 Application)	2016/4402/P	Section 73 Application - Retrospective variation of conditions 7 and 29 relation to trees behind blocks B & C, re: planning application 2012/5552/P, 22/03/2013.	Pending
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(Approval of Details)	2016/4621/P	Approval of Details- Details required by conditions 42, 43, 49, 50, 51, 52, 53, 54, 55, 56, 57 of planning permission 2012/5552/P (as amended 2013/8294/P) dated 22/03/2013 for the mixed use redevelopment of the eastern part of Maiden Lane Estate.	Pending
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