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11 August 2017

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

**PP REF. PP-06296217**

**FAO Jennifer Walsh**

Dear Madam

**BASEMENT CAR PARK, 20-26 LAMB'S CONDUIT STREET, LONDON, W1CN 3LE  
APPLICATION FOR NON MATERIAL ADMENDMENT OF PERMISSION 2016/6472/P UNDER SECTION  
96A OF THE TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of our client, MHA London, please find enclosed an application for a non-material amendment under S96A of the Town and Country Planning Act 1990 ("The Act") to amend Conditions 6 and 9 placed upon planning permission ref. 2016/6472/P.

S96A provides an appropriate mechanism to make non-material amendments to planning conditions. S96A(3) itself confirms that the power to make changes to a planning permission extends to the 'removal or alteration' of existing planning conditions.

Conditions 6 and 9 of the Decision Notice to permission ref. 2016/6472/P do not have any significance for a Class B8 (Storage) use of the site. An explanation in relation to each of the conditions is given below.

The operation of the site under a Class B8 use would not require the ventilation and air conditioning work outlined in Condition 6. The work required under the condition, is only applicable to those permitted uses which would involve full time employees, or more intensive use of the space.

In relation to cycle parking (Condition 9), the operation of the site as a storage unit would involve short-stay visits by customers to load and offload items. Accordingly, only short-stay parking standards are applicable. Table 6.3 of the London Plan (March, 2016) states that 1 cycle parking space is required per 1000 sqm of B8 floorspace. Given that the site covers a floorspace area of only 272 sqm, no spaces would be required. Accordingly, this application seeks to vary the wording of the condition to exclude Class B8 use from the requirement for cycle parking.

Condition 6 – Existing Wording

*"Before the development commences, full details of a scheme for ventilation and air conditioning, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations."*

Condition 6 – Proposed Wording\*

*“Before the development commences (excluding for Class B8 use), full details of a scheme for ventilation and air conditioning, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers’ recommendations.”*

\*Proposed changes shown as underlined.

Condition 9 – Existing Wording

*“Before the development commences, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”*

Condition 9 – Proposed Wording\*\*

*“Before the development commences (excluding for Class B8 use), details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”*

\*\* Proposed changes shown as underlined.

**Application submission**

The application fee of £195 has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No.2920). Payment has been made via the Planning Portal.

We trust that you will find the application documents in order and look forward to receiving the validation notice in due course. If you have any outstanding queries on this matter, please contact Adam Price (Tel. 020 7866 8674/ [adam.price@montagu-evans.co.uk](mailto:adam.price@montagu-evans.co.uk)) or Peter Bovill (020 7312 7456 / [peter.bovill@montagu-evans.co.uk](mailto:peter.bovill@montagu-evans.co.uk)) at this office in the first instance.

Yours sincerely



**MONTAGU EVANS LLP**

Enc.