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Date: 1st December 2017

Tessa Craig
London Borough of Camden
Development Management
2nd Floor
5 Pancras Square
N1C 4AD

Dear Ms Craig,

**140 – 146 CAMDEN STREET, NW1 9PF
S69A APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF
PLANNING PERMISSION IN RELATION TO PLANNING PERMISSION 2014/7908/P**

On behalf of my client, Elebro Ltd, please find enclosed an application for a non-material amendment (NMA) to planning permission 2014/7908/P, which was approved on 11th May 2016 for, *“demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping”*.

Non Material Amendment

This proposal involves a non-material amendment to planning permission LPA ref 2014/7908/P in order to further improve the quality of the structure and efficiency of the internal areas of the development for future users. The amendments involve various design changes and are further outlined within the Chassay and Last 'Comparison Document CSC3/S106 vs CSC5/S1NMA', which forms part of this submission. The proposed drawings that are submitted with this NMA (Chassay and Last S1- NMA Proposed Drawings) are to supersede the approved drawings attached to LPA ref 2014/7908/P, table 1 summarises the references.

As set out in the DCLG guidance 'Greater flexibility for planning permissions' there is no statutory definition of 'non-material' as this is dependent on the context of the overall scheme, since what may be non-material in one context may be material in another. This NMA is submitted to achieve planning permission for amendments to the internal layouts and consequential amendments to the elevations of the permitted scheme.

As part of the design review which has resulted in these amendments, the applicant and consultancy team have consulted the local residents and presented the comparison document. The residents have had the opportunity to make comments on the proposed amendments and these have been incorporated into the latest drawings which form part of this submission.

The amendments are as follows:

1. Block A light well and railings amended and the balcony at ground floor level omitted;
2. Removal of light well in the courtyard;
3. Residential access to Block B repositioned;

4. Re-arrangement of the wheelchair unit on the ground floor;
5. Amendments to lantern lighting design;
6. Addition of private terraces in the courtyard;
7. New security fencing between columns comprising vertical steels bars at 100mm centres;
8. Commercial access repositioned;
9. Recessed corner on the ground floor omitted;
10. Stair Access to the communal roof terrace;
11. Changes to the window design and faience columns on canal side elevations; and
12. Reposition of the lift away from the main sewer.

Therefore, the amendments proposed within the context of the approved scheme do not materially affect the overall appearance of the permitted scheme under planning application LPA ref 2014/7908/P. On this basis and in the spirit of the DCLG guidance we trust the Council will further agree this is a non-material amendment and approve the internal and consequential external alterations to the floorplans accordingly.

Table 1 below sets out the permitted drawings under LPA ref 2014/7908/P and the drawings which form part of this NMA application which are to superseded these.

Table1: Drawings to Supersede Approved Drawings in ref: 2014/7908/P

Approved drawings	NMA proposed
– D-CSC3-A110-Rev.D : Proposed Location Plan	– D-CSC3-A110-Rev.E : Proposed Location Plan
– D-CSC3-A111-Rev.D : Proposed Site Plan	– D-CSC3-A111-Rev.E : Proposed Site Plan
– D-CSC3-A112-Rev.E : Proposed Lower Ground Floor Plan (Canal level)	– D-CSC3-A112-Rev.F : Proposed Lower Ground Floor Plan (Canal level)
– D-CSC3-A113-Rev.E : Proposed Ground Floor Plan (Street level)	– D-CSC3-A113-Rev.F : Proposed Ground Floor Plan (Street level)
– D-CSC3-A114-Rev.E : Proposed First Floor Plan	– D-CSC3-A114-Rev.F : Proposed First Floor Plan
– D-CSC3-A115-Rev.E : Proposed Second Floor Plan	– D-CSC3-A115-Rev.F : Proposed Second Floor Plan
– D-CSC3-A116-Rev.E : Proposed Third Floor Plan	– D-CSC3-A116-Rev.F : Proposed Third Floor Plan
– D-CSC3-A117-Rev.E : Proposed Fourth Floor Plan	– D-CSC3-A117-Rev.F : Proposed Fourth Floor Plan
– D-CSC3-A118-Rev.E : Proposed Fifth Floor Plan	– D-CSC3-A118-Rev.F : Proposed Fifth Floor Plan
– D-CSC3-A119-Rev.E : Proposed Sixth Floor Plan	– D-CSC3-A119-Rev.F : Proposed Sixth Floor Plan
– D-CSC3-A120-Rev.E : Proposed Seventh Floor Plan	– D-CSC3-A120-Rev.F : Proposed Seventh Floor Plan
– D-CSC3-A121-Rev.E : Proposed Roof Plan	– D-CSC3-A121-Rev.F : Proposed Roof Plan
– D-CSC3-A122-Rev.B : Proposed Cycle Storage (Lower Ground & Ground Levels)	– D-CSC3-A122-Rev.C : Proposed Cycle Storage (Lower Ground & Ground Levels)

<ul style="list-style-type: none"> - D-CSC3-A123-Rev.B : Proposed Waste Management (Refuse & Recycling Storage) - D-CSC3-A211-Rev.D : Proposed South & West Context Elevation - D-CSC3-A212-Rev.E : Proposed North & East Context Elevation - D-CSC3-A213-Rev.E : Proposed West Elevation - D-CSC3-A214-Rev.D : Proposed South Elevation - D-CSC3-A215-Rev.E : Proposed East Elevation - D-CSC3-A216-Rev.E : Proposed North Elevation - D-CSC3-A311-Rev.D : Proposed Section AA - D-CSC3-312-Rev.C : Proposed Section BB - D-CSC3-313-Rev.C : Proposed Section CC - D-CSC3-314-Rev.E : Proposed Section DD - D-CSC3-A315 -Rev.A : Proposed Section EE 	<ul style="list-style-type: none"> - D-CSC3-A123-Rev.C : Proposed Waste Management (Refuse & Recycling Storage) - D-CSC3-A211-Rev.E : Proposed South & West Context Elevation - D-CSC3-A212-Rev.F : Proposed North & East Context Elevation - D-CSC3-A213-Rev.F : Proposed West Elevation - D-CSC3-A214-Rev.E : Proposed South Elevation - D-CSC3-A215-Rev.F : Proposed East Elevation - D-CSC3-A216-Rev.F : Proposed North Elevation - D-CSC3-A311-Rev.E : Proposed Section AA - D-CSC3-312-Rev.D : Proposed Section BB - D-CSC3-313-Rev.D : Proposed Section CC - D-CSC3-314-Rev.F : Proposed Section DD - D-CSC3-A315 -Rev.A : Proposed Section EE
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The scope of this NMA application is as follows:

1. Site Plan produced by Chassay + Last;
2. Location Plan produced by Chassay + Last;
3. S1- NMA Proposed Drawings, prepared by Chassay Last, November 2017;
4. Comparison Document CSC3/S106 vs CSC5/S1NMA, prepared by Chassay and Last, November 2017;
5. Completed application Form;
6. Application fee of £195; and
7. Drawings (as in Table 1 above).

I trust the above is self-explanatory and I await confirmation of this application being received and processed. In the interim however, should you have any questions please do not hesitate to contact either myself or my colleague Matthew Roe.

Yours sincerely,



BETHAN HAWKINS
Senior Planner