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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Andrew"/>	Surname:	<input type="text" value="Bacon"/>
Company name:	<input type="text" value="Hallmark Property Group"/>				
Street address:	<input type="text" value="46 Great Marlborough Street"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="W1F 7JW"/>		<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Kieran"/>	Surname:	<input type="text" value="Rafferty"/>
Company name:	<input type="text" value="KR Planning"/>				
Street address:	<input type="text" value="183 Seafield Road"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="07545264252"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Bournemouth"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="BH6 5LJ"/>		<input type="text" value="kieran@krplanning.com"/>		

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings.

Application reference number:

Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

Has the development already started? Yes No If Yes, please state when the development was started:

Has the development been completed? Yes No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

As a result of site constraints with adjoining properties, the positioning of the perimeter piling in the formation of the basement levels and internal layout reconfiguration in response to fire regulations compliance, the overall gross and net area change for the respective student and warehouse uses has reduced at basement levels, from 1912 sqm to 1742sqm in the warehouse area and from 1881sqm to 1801sqm in the student/social area.

Between the two main warehouse levels, there is an aggregate loss of 170 sqm but with the extra height allowance, the volume capacity is comparable between the approved and proposed scheme. The range of working headroom heights across the two basement levels is between 2.7 - 5.7m and follows the approved scheme.

To compensate for the decrease in gross area, the proposal is to lower the basement slab level by 0.95m to create a larger spatial volume which would accommodate greater storage capacity for the warehouse. The upper basement warehouse level remains as per the approved scheme.

There is an overall lost of 80 sqm in the student accommodation area as a result of extra circulation areas and the perimeter piling installation. The plans on the following pages will show the social space / study area is maintained. This will be a flexible space that has the potential for subdivision - to be determined by the student management end user. The ancillary areas and support functions have been reconfigured to better suit the M+E and structural design.

As per the approved, the upper basement level allows for 2.7 - 5.7m headroom (double height space), to accommodate manoeuvring of a 7.5T panel van providing sufficient volume and headroom for warehouse use. The proposed increase in depth of the lower basement level results in an improved floor to ceiling range of 3.75 - 4.75 m headroom. The extra height would potentially allow for more vertical storage capacity, thus compensating for the lost in the area plan.

Between the two main warehouse levels, there is an aggregate loss of 170 sqm but with the extra height allowance, the volume capacity is comparable between the approved and proposed scheme. The range of working headroom heights across the two basement levels is between 2.7 - 5.7m and follows the approved scheme.

6. Condition(s) - Removal

The student accommodation use will benefit from additional overall floor area of 976sqm. This extra area comprises of circulation zones, additional study rooms/meeting rooms and more social spaces at the middle basement level. There is an enlarged gym at lower basement level

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

We seek the substitution of the drawings currently consented to those now proposed, with a subsequent change to those conditions listed in Condition 20

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date