

**Regeneration and Planning**  
Culture and Environment  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

12 January 2018

*Submitted Via Hard Copy and Planning Portal - PP-06541748*

Dear Sir/Madam,

## **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 ('the applicant') please find enclosed an application under s73 of the Town and Country Planning Act 1990, for a Minor Material Amendment to planning permission 2012/5552/P (As amended 2017/0714/P). This application seeks consent for the variation of condition 2 under Section 73 of the Town and Country Planning Act 1990.

#### Application Background

This application has been submitted on behalf of the applicant to vary condition 2, the purpose of this amendment is to seek to secure changes to approved plans and documentation specifically relating to the proposed affordable housing.

The permitted development at the Maiden Lane Estate achieved practical completion on 03 November 2017, however we are now seeking to make an amendment to the approved and implemented scheme. This amendment is explained in detail in this submission.

A full application history relating to the Maiden Lane Estate has been included within Appendix 1 for clarification purposes.

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.

However, for the purposes of this application under Section 73 the consent that must be varied is 2016/0714/P (24 August 2017).

Informal discussions have been held with Gavin Sexton (London Borough of Camden, Principal Planning Officer) who confirmed that a Section 73 application would be required and appropriate for seeking the amendments required, and further to this a Deed of Variation would be required to the shadow s106 which would amend the schedule and plans.

### Proposals

This application seeks to vary condition 2 (approved plans), this amendment is sought due to a change in the way in which some of the proposed affordable (intermediate) housing units will be let and managed.

The proposed amendment is a result of the London Borough of Camden setting up their own wholly owned housing company (Camden Living). Camden Living will acquire, manage and let intermediate housing products for rent.

Camden Living are currently in the process of acquiring units on Maiden Lane, previously identified as being for Shared Ownership to be let and managed by Camden Living for intermediate rent. Given the proposed acquisition of these properties there is a requirement to submit this Section 73 application to formalise the proposed tenure change. This is explained in more detail below.

### Change in Proposed Tenure

The proposed development currently proposes to provide 52no. intermediate housing units comprising 20no. 1 Bed properties, 29no. 2 Bed properties and 3no. 3 Bed properties. The current proposal is to provide these as shared ownership units for sale, however following a Council decision in early 2016 it has been decided to set up a separate housing company which would let and manage intermediate properties for rent as opposed to for sale.

The decision was taken due to the recognition that shared ownership properties are no longer an 'affordable' product within Camden, and intermediate rent has become the most affordable type product. Therefore, it has been agreed to change the tenure of planned schemes (specifically Community Investment Programme schemes) from shared ownership to intermediate rent in order to continue to be able to offer people on average incomes high quality rented accommodation within Camden.

The proposed 52no, shared ownership properties at Maiden Lane are therefore proposed to be converted into intermediate housing products.

Given this change, this application seeks to provide an update to the approved 'Affordable Housing Statement' to set out clearly that there has been a proposed amendment and to identify where this has taken place. A change will also be made to the Schedule of Accommodation and a revised schedule will be submitted which will supersede the current schedule listed in Condition 2. There has also been a requirement to amend some of the drawings listed within Condition 2 and we have updated this as appropriate.

The following is the existing (2017/0714/P) wording of Condition 2 and the proposed amendment:

### Condition 2 currently states:

*The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan AA1692-2-3-1001 Layout Plans (prefix AA1692-2-1- ) 1001, 1020 – 1029 Rev A, 2030 Rev A, 2031 Rev A, Plans and Elevations (prefix AA1692-1-) 1100, 1102 Rev A, 1104, 1107-1109, 1140-1143, 2103, 2105 Rev A, 2106, 2120, 2121, 2122 Rev A, 2123, 2124, 2125 Rev A,*

2126 Rev A, 2127-2129; Site Sections (prefix AA1692-2-1-)1009 Rev A, 1010-1011,1012 Rev A, 1013 Rev A, 1014-1016, 1017 Rev A, 1018 Rev A, 1019 Rev A. Street Views (prefix AA1692-2-3)1010 - 1013; Unit Layouts (prefix AA1692-2-3-)1201-1219, 1221-1223, 1230-1237.

(Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692C-SK2016-09- 05 1; AL1692C-SK2016-09-05 2.

Landscape Plans (prefix AL1692-2-1-) 4200 Rev A, 4204 Rev A, 4205 Rev A, 4211 Rev B, 4217 Rev A, 4218 Rev A, 4300, 4301, 4305, 5302, 5303, 5304, 5207 Rev B, 5208, 5209

Survey drawings: gaprages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site drwgs x 4 Rev B; Elevations (buildings 1-6) drwgs x 3.

Cover Letter prepared by Helen Sayers dated 08/08/2016; Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Survey and Arboricultural Implications Assessment by Thompson Ecology dated March 2012, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Accommodation schedule dated 01.10.2013; Statement of Community Involvement.

Amended open space measurement -drawings (prefix AL1692-2-1-)SK004 rev B, SK006 rev C, SK007 rev B; CHP duct routes plan LME53902\_M\_903 rev B; Revised Air Quality Assessment by Entran dated 18/01/2013; Letter from Spectrum Acoustic Consultants dated 18/01/13; Basement Impact Assessment by WSP dated 10/12/2013, Affordable Housing Statement by CBRE dated Dec 2013, Daylight and sunlight report Addendum by PRP dated 11/10/2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

This revised proposed wording for condition 2 is as follows (amended drawings emboldened and in red):

The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan AA1692-2-3-1001 Layout Plans (prefix AA1692-2-1- ) 1001, 1020 – 1029 Rev A, 2030 Rev A, 2031 Rev A, Plans and Elevations (prefix AA1692-1-) 1100, 1102 Rev A, 1104, 1107-1109, 1140-1143, 2103, 2105 Rev A, 2106, 2120, 2121, 2122 Rev A, 2123, 2124, 2125 Rev A, 2126 Rev A, 2127-2129; Site Sections (prefix AA1692-2-1-)1009 Rev A, 1010-1011,1012 Rev A, 1013 Rev A, 1014-1016, 1017 Rev A, 1018 Rev A, 1019 Rev A. Street Views (prefix AA1692-2-3)1010 - 1013; Unit Layouts (prefix AA1692-2-3-) **1201-1205 Rev A**, 1206, **1207-1212 Rev A**, 1213, **1214-1216 Rev A**, 1217-1218, **1219- 1220, ~~1221-Rev A~~ 1222- 1223 Rev A**, 1230 -1231, **1231 -1234 Rev A**, 1235-1236, **~~1237-Rev A~~**.

(Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692C-SK2016-09- 05 1; AL1692C-SK2016-09-05 2.

Landscape Plans (prefix AL1692-2-1-) 4200 Rev A, 4204 Rev A, 4205 Rev A, 4211 Rev B, 4217 Rev A, 4218 Rev A, 4300, 4301, 4305, 5302, 5303, 5304, 5207 Rev B, 5208, 5209

Survey drawings: gaprages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site drwgs x 4 Rev B; Elevations (buildings 1-6) drwgs x 3.

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Amended open space measurement -drawings (prefix AL1692-2-1-)SK004 rev B, SK006 rev C, SK007 rev B; CHP duct routes plan LME53902\_M\_903 rev B; Revised Air Quality Assessment by Entran dated 18/01/2013; Letter from Spectrum Acoustic Consultants dated 18/01/13; Basement Impact Assessment by WSP dated 10/12/2013, Affordable Housing Statement by CBRE dated Dec 2013, **Intermediate Housing Position Statement by CBRE dated January 2018**, Daylight and sunlight report Addendum by PRP dated 11/10/2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

The above referenced and highlighted documents have submitted with this consent to ensure consistency with the current proposals.

#### Submission Package

We have submitted all of the supporting documentation as listed below (with the exception of the payment of £195 to cover the application fee, which has been paid by cheque sent directly to the London Borough of Camden) online via the planning portal (RN: PP-06541748).

- Completed Application Form (dated 12 January 2018);
- Community Infrastructure Levy Additional Questions (Dated 12 January 2018);
- Updated Schedule of Accommodation (Prepared by PRP Architects);
- Revised Drawing Package included amended Unit Layouts (Prepared by PRP Architects); and,
- Update Affordable Housing Statement (Prepared by CBRE).

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 enable Camden Living to acquire properties on the Maiden Lane Estate. The acquisition by Camden Living of these properties will enable the Council to delivery high quality intermediate rent products to residents within the Borough. These proposed amendments do not seek a reduction in the quantum of affordable housing being provided merely a change in type of intermediate housing being delivered and as such we consider that this accords wholly with the Local Development Plan.

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.

As identified a Deed of Variation is also required and this will be undertaken simultaneously with this application.

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,

A handwritten signature in green ink, appearing to read 'Laura Morris'.

**LAURA MORRIS**  
**PLANNER MRTPI**

## Appendix 1 – Planning History

DATE OF CONSENT	APPLICATION REFERENCE	DESCRIPTION	OUTCOME
22 <sup>nd</sup> March 2013 (Original Consent)	2012/5552/P	<b>Original Consent</b> - 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 <sup>th</sup> February 2014 (Approval of Details)	2013/5353/P	<b>Approval of Details</b> - 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 <sup>th</sup> November 2014 (Section 73 Application)	2013/8294/P	<b>Section 73 Application</b> - 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 <sup>th</sup> March 2014 (EIA Scoping Opinion – to accompany above S73 Application)	2014/1750/P	<b>EIA Scoping Opinion</b> - 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 <sup>th</sup> October 2015 (Approval of Details)	2015/3794/P	<b>Approval of Details</b> - 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

## Appendix 1 – Planning History

27 <sup>th</sup> November 2011 (s96a Non-Material Amendment)	2015/5997/P	<b>Section 96a Application</b> - 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
22 <sup>nd</sup> March 2016 (Approval of Details)	2016/0834/P	<b>Approval of Details</b> - Details required by Condition 22 (Cycle Storage)	Granted Consent
29 <sup>th</sup> June 2016 (s96a Non-Material Amendment)	2106/2308/P	<b>Section 96a Application</b> - 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
8 <sup>th</sup> December 2016 (Approval of Details)	2016/4621/P	<b>Approval of Details</b> - 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.	Granted Consent
20 <sup>th</sup> December 2016 (Section 73 Application)	2016/4402/P	<b>Section 73 Application</b> - Retrospective variation of conditions 7 and 29 relation to trees behind blocks B & C, re: planning application 2012/5552/P, 22/03/2013.	Granted Consent
24 August 2017 (Section 73 Application)	2017/0714/P	<b>Section 73 Application</b> - 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	Granted Consent
07 September 2017 (Approval of Details)	2017/0959/P	<b>Approval of Details</b> - Details of condition 46 (Electrical car charging points) of ref. 2012/5552/P granted on 22/03/2013; mixed use redevelopment of eastern part of Maiden Lane Estate.	Granted Consent
14 September 2017 (Approval of Details)	2017/4448/P	<b>Approval of Details</b> - Details of car club bays as required by condition 47 of planning permission 2017/0714/P (dated 24/08/2017) (which amended by 2012/5522/P dated 22/03/2013 which was previously amended by 2013/8294/P dated 05/11/2014) for redevelopment of eastern part of Maiden Lane Estate.	Granted Consent
13 October 2017 (Approval of Details)	2017/5392/P	<b>Approval of Details</b> - Details of employment space plan as required by condition 34 of planning permission 2017/0714/P (dated 24/08/2017) (which amended 2012/5522/P dated 22/03/2013 which was previously amended by 2013/8294/P dated 05/11/2014) for redevelopment of eastern part of Maiden Lane Estate	Granted Consent
16 October 2017 (Approval of Details)	2017/3591/P	<b>Approval of Details</b> - Details of land contamination required by condition 31 of permission ref 2012/5552/P dated 22/03/2013 as amended by permission 2016/2308/P dated 29/06/2016 (redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane).	Granted Consent