

DPP Planning
66 Porchester Road
London, W2 6ET
t +44 (0) 207 706 6290
info@dppukltd.com
www.dppukltd.com



Planning - Development Control
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

Our Ref: BR/3064Lo/L002
26 March 2018

Dear Sir/ Madam,

Proposed Minor-Material Amendment Application Building 4, 6 Erskine Road, Primrose Hill, London NW3 3A

On behalf of our client, Chait Investment Corporation Limited, please find enclosed an application seeking approval for a minor-material amendment to the approved development scheme for Building 4 at 6 Erskine Road, Primrose Hill, London NW3 3AJ.

Application Ref. 2012/0284/P was granted planning permission on December 22th March 2012 for the:

“Change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building.”

The project has unfortunately been delayed during construction both as a result of issues with ground conditions discovered on the commencement of development and then by the subsequent requirement to change contractors mid-project. However, the present contractors (Knight Harwood) are now making good progress toward completion of the scheme in late 2018.

As is often the case with such complex projects, a combination of issues arising and design changes have resulted in the need for a number of minor revisions to the scheme which are captured in the current MMA application. It has also been noted that a number of amendments were made in submissions by the previous architects in the context of discharge of condition 3 (materials and detailed drawings) which are not captured by the currently approved drawings and the present application seeks to address this also.

An application has been submitted via the planning portal (Ref: PP-06812043) alongside the following documents:

Application Form
Planning Application Fee

Current Approved Drawings

- 7728 050-01 Approved B4 INTERNAL ELEVATION
- 7728 050-02 Approved B4 EXTERNAL ELEVATION
- 7728 050-03 Approved B4 END ELEVATION
- 7728 010-05 Approved B4 ROOF PLAN

Proposed Drawings

- 835-050-01_Proposed Elevation Building 4-Interior
- 835-050-02_Proposed Elevation Building 4-Exterior
- 835-050-03_Proposed Elevation Building 4-End Elevation
- 835-010-05_Proposed Building 4 Roof Plan
- 1152-DSK-XX-GF-DR-A-1050- Overall Site Plan Surface Materials

Details of Proposed Changes

The changes to the scheme proposed are as detailed below with reference to the relevant submitted amended document. Note that all changes to the currently consented drawings are highlighted by a revision cloud.

010 - 05 Rev A Proposed B4 Roof Plan

- Developed roof plan indicating arrays of photovoltaic panels.
- New PPC finish handrail to enable safe access across Core 3.

050 - 01 Rev A Proposed Building 4 Internal Elevation

- Photovoltaic panels re - orientated.
- New PPC finish handrail to enable safe access across Core 3.
- Inner facade of Core 3 clad in PPC aluminium panelling.
- Small ventilation louvres in Core 3 façade.
- Building numerals applied to glazing of office cores.
- Low - level fresh air ductwork added.
- Section corrected through Building 5 to reflect previously approved changes to Building 5 (Ref consent 2015/5607/P).

050 - 02 Rev A Proposed Building 4 External Elevation

- Photovoltaic Panels re - orientated.
- New PPC finish handrail to enable safe access across Core 3.
- Inner facade of Core 3 clad in PPC aluminium panelling.
- PPC finish aluminum faced access door for maintenance access to condenser plant area.
- Low - level fresh air ductwork added.

050 - 03 Rev A Proposed Building 4 End Elevation

- Photovoltaic panels re - orientated.
- New PPC finish handrail to enable safe access across Core 3.
- Small ventilation louvres in recess of Core 3 façade.
- Dry - riser outlet box added.

Site Wide Hard Landscape Proposals

We are conscious that to date no details have been provided for the hard surface treatments proposed for the overall site. This includes the works covered by the current permission for the bulk of the site (2015/5607/P 1152) but also the works to Building 4 which are being undertaken in the context of the separate consent for that building (2012/0284/P) Consequently, drawing DSK - XX - GR - DR - A - 1050 Rev PL00 Overall Site Plan - Landscaping Arrangement is submitted showing these details.

In summary, the proposals involve;

- Tarmacadam as general wearing course.
- Feature areas in granite sets – including the approach from Erskine Road extending to the rear of Leeder House, all office entrance forecourts and a perimeter kerb/margin.

I trust that you have sufficient information for the validation and progression of this application. However, if you

require any further details, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "R. J. Robinson". The signature is written in a cursive style with a large, stylized 'R' and 'J'.

Bob Robinson
MRTPI Director
DPP
D: 0207 706 6291