

Date: 10 May 2018  
Your Ref: PP-06907123  
Our Ref: 8437B



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Dear Sir / Madam

## SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### APPLICATION FOR PLANNING PERMISSION TO VARY CONDITIONS 2 AND 10 OF PLANNING PERMISSION REF: 2017/0812/P AT 114-118 SOUTHAMPTON ROW, LONDON, WC1B 5AA

DWD are instructed by Panatura Properties A Limited to submit an application under s96a of the Town and Country Planning Act 1990 (as amended) to vary the wording of conditions 2 and 10 attached to the decision notice for planning permission reference 2017/0812/P at 114-118 Southampton Row, London, WC1B 5AA ("**Site**").

An application for planning permission (ref: 2017/0812/P) was approved on the 27 April 2017 for;

*"Erection of fifth floor extension to provide new office (Class B1a) floorspace; erection of rear ground floor infill extension and external stairwell to rear; conversion of basement car park to a wellness facility (Sui Generis) and associated installation of plant enclosure to the rear at second floor level; conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor; retention and refurbishment of offices (Class B1a) at first, second, third and fourth floors (part-retrospective)."*

The variation to conditions 2 and 10 will facilitate the alteration of the ground floor layout to relocate the cycle storage in place of existing waste storage and to create storage space and toilet facilities for the approved A1 ground floor unit. The number of cycle spaces proposed within the revised plan is still in line with that which was required as part of Condition 10 of the approved application.

#### Amendments to Condition 2

Condition 2 of the decision notice states:

*"The development hereby permitted shall be carried out in accordance with the following approved plans: 568-0-001; 568-0-002; 568-0-003; 568-0-004; 568-0-005; 568-0-006; 568-0-007; 568-0-008; 568-0-010; 568-0-011; 568-0-012; 568-0-013; 568-1-001 (dated 27/01/17) ; **568-1-002 (dated 27/01/17)**; 568-1-003 (dated 27/01/17); 568-1-004 (dated 27/01/17); 568-1-005 (dated 27/01/17); 568-1-006 (dated 27/01/17); 568-1-007 (dated 27/01/17); 568-1-008 (dated 27/01/17); 568-1-010 (dated 27/01/17); 568-1-011 (dated 27/01/17); 568-1-012 (dated 27/01/17); 568-1-013 (dated 27/01/17); 568-0-014 (dated 27/01/17); 568-1-015 (dated 27/01/17); Design, Access and Heritage Statement by David Morley Architects (dated January 2017); Acoustic Assessment by Sandy Brown*

#### Partners

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*(dated 21/03/2014); Ventilation Strategy Report by MTT Limited (dated 21/03/2014); Planning Statement by Dalton Warner Davis LLP (dated February 2017); Daylight, Sunlight and Overlooking Report by Building Research Establishment (BRE) ref: 286499 (dated 21/03/2014)”*

We propose that the above condition is varied to update the new proposed ground floor layout submitted. It is therefore proposed to replace drawing number 568-1-002 (dated 27/01/17) with drawing number 568-1-002 Rev P1 (dated 03/05/18).

Condition 2 should therefore read as follows:

*“The development hereby permitted shall be carried out in accordance with the following approved plans: 568-0-001; 568-0-002; 568-0-003; 568-0-004; 568-0-005; 568-0-006; 568-0-007; 568-0-008; 568-0-010; 568-0-011; 568-0-012; 568-0-013; 568-1-001 (dated 27/01/17) ; **568-1-002 Rev P1 (dated 03/05/18)**; 568-1-003 (dated 27/01/17); 568-1-004 (dated 27/01/17); 568-1-005 (dated 27/01/17); 568-1-006 (dated 27/01/17); 568-1-007 (dated 27/01/17); 568-1-008 (dated 27/01/17); 568-1-010 (dated 27/01/17); 568-1-011 (dated 27/01/17); 568-1-012 (dated 27/01/17); 568-1-013 (dated 27/01/17); 568-0-014 (dated 27/01/17); 568-1-015 (dated 27/01/17); Design, Access and Heritage Statement by David Morley Architects (dated January 2017); Acoustic Assessment by Sandy Brown (dated 21/03/2014); Ventilation Strategy Report by MTT Limited (dated 21/03/2014); Planning Statement by Dalton Warner Davis LLP (dated February 2017); Daylight, Sunlight and Overlooking Report by Building Research Establishment (BRE) ref: 286499 (dated 21/03/2014)”*

### **Amendments to Condition 10**

Condition 10 of the decision notice states:

*“The cycle storage area including 3 cycle spaces for the proposed office extension shall be permanently retained in accordance with the details approved under ref 2015/5777/P on 22/01/2016.”*

We propose that the above condition is varied to update the new proposed ground floor layout submitted. It is therefore proposed that the wording is modified to incorporate this section 96A application. The new wording would therefore be proposed as following:

*“The cycle storage area including 3 cycle spaces for the proposed office extension shall be permanently retained in accordance with the variation of details approved under ref [INSERT APPLICATION REFERENCE], drawing number 568-1-002 Rev P1 (dated 03/05/18), on [INSERT NEW DATE].”*

### **Planning Policy Context**

#### **Cycle Provision**

The approved proposed development resulted in a net increase of 21 sqm of A1/A2 floorspace. There was therefore no cycle parking requirement as the floorspace fell below both the London Plan and Camden’s threshold.

The proposed development resulted in a net increase of 118 sqm of B1 floorspace at the site which under the London Plan Standards required 2 long stay and 1 short stay spaces.

The approved development therefore resulted in a requirement for 3 spaces.

In accordance with the Camden Planning Guidance 7 (Transport), Section 9 (Cycling Facilities), the cycle storage is provided in the open air courtyard within the building grounds. The storage is protected from the weather. The type of cycle stands used will be 2 hardcastle floor cycle racks and 1 vertical bike rack.

The proposed cycle space storage subject to this application allows for 3 spaces and is in accordance with the adopted policy requirements.

### ***Waste Storage***

As the site proposed the reduction in waste storage space the relevant adopted policy is identified below.

Camden Planning Guidance Design CPG1 identifies that *“the volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the use of the building”*. The site is used for commercial operations and as part of its present use internal office waste and WC bins are emptied each evening, and the bag is then placed outside for a registered contractor to collect accordingly. The site currently has no operational need for the existing waste storage on site.

CPG1 also states that *“internal collection and storage points should always be considered for all types of waste to maximise the amount of recyclable material”*. This section does not identify a requisite amount of storage required for internal storage. The policy does identify requirements for external storage, but this is not the case for this property.

Due to the sites daily waste collection and A1/A2/B1 use there is not considered to be any need for the site to retain the provision of waste storage currently located on site.

### **Submission Documents**

Alongside this covering letter the following documents are included as part of the application for planning permission:

- Site Location Plan (ref: 0-001); and
- Application form
- Proposed Ground Floor Plan (ref: 568-1-002 Rev P1)

### **Conclusion**

This variation to Conditions 2 and 10 of planning application ref: 2017/0812/P is submitted under section 96a of the Town and Country Planning Act 1990 (as amended) in order to optimise the use of the Site.

I trust that you have all the information that you need to make a decision but if you have any further questions please do not hesitate to contact myself on [james.smith@dwdllp.com](mailto:james.smith@dwdllp.com) / 020 7489 4833.

Yours faithfully

A handwritten signature in black ink that reads 'J Smith'.

**James Smith**  
**Planner**  
**DWD**  
James.smith@dwdllp.com  
02074894833

**SCHEDULE A:**

**LIST OF THOSE SERVED NOTICE OF PLANNING APPLICATION**

Occupier/Owner  
Flat 21  
Ormonde Mansions  
110a Southampton Row  
London  
WC1B 4BS

Occupier/Owner  
Flat 22  
Ormonde Mansions  
110a Southampton Row  
London  
WC1B 4BS

Occupier/Owner  
Flat 23  
Ormonde Mansions  
110a Southampton Row  
London

WC1B 4BS

Occupier/Owner

Flat 24

Ormonde Mansions

110a Southampton Row

London

WC1B 4BS

Occupier/Owner

Flat 25

Ormonde Mansions

110a Southampton Row

London

WC1B 4BS

Occupier/Owner

Flat 26

Ormonde Mansions

110a Southampton Row

London

WC1B 4BS

Occupier/Owner

Flat 27

Ormonde Mansions

110a Southampton Row

London

WC1B 4BS

Occupier/Owner

Flat 28

Ormonde Mansions

110a Southampton Row

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WC1B 4BS

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London

EC4V 6DR

Lapid Developments Limited

5 Elstree Gate

Elstree Way

Borehamwood

Herts

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Lapid Developments Limited

C/o Peverel Property Management  
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London Borough of Camden Highways  
Camden Town Hall Extension  
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WC1H 8EQ

Pizza Express (Restaurants) Limited  
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Oxford Road  
Uxbridge  
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