

PD9635/GF/AB

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Planning and Development Control
Camden Council
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1
SECTION 96A - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 2009/3041/P,
APPROVED ON 7th SEPTEMBER 2010 (AS NON-MATERIALLY AMENDED BY REF. 2016/5891/P)**

We write on behalf our client, Project Quad Limited, to seek approval of Non-Material Amendments (NMA) to the permitted scheme comprising works permitted by Planning Permission ref. 2009/3041/P and Listed Building Consent ref. 2009/3051/L and subsequently amended via a Section 73 application ref. 2015/1340/P and Listed Building Consent 2015/1817/L.

For information, we note that a condition was added to permission ref. 2009/3041/P, listing the approved drawings (via Section 96a non-material amendment ref. 2015/1778/P). This amendment facilitated the Section 73 application 2015/1340/P.

In November 2016, a further Section 96a non-material amendment (ref. 2016/5891/P) and corresponding Listed Building Consent (ref. 2016/4499/L), were approved allowing various internal layout changes and revised roof lights.

A certificate of lawfulness was granted on 5 September 2017 confirming the lawful existing use of 2 Chester Gate to be office (B1 Use) on the basis the planning permission covering the wider site has not been implemented in respect of no. 2 Chester Gate.

This non-material amendment application is for non-material alterations to the permitted internal layout and is made alongside a duplicate application for Listed Building Consent under Planning Portal ref. **PP-06916254**.

Proposed Amendments

The proposed non-material alterations to the permitted scheme consist primarily of internal alterations to reconfigure the site thus:

From:

- a. 6-8 Cambridge Terrace.
- b. 9-10 Cambridge Terrace and 1 Chester Gate.
- c. 2 Chester Gate.

To:

- a. 6-10 Cambridge Terrace and 1 Chester Gate.
- b. Lower Ground Floor of 9-10 Cambridge Terrace.
- c. 2 Chester gate.

As the proposals are non-material we note that there will be no change in:

- The external appearance of the building;
- the number of permitted residential units; and
- the permitted residential floorspace.

As the building is a Grade I listed building, the proposed alterations necessitate a further full Listed Building Consent application. This application seeks primarily to update the permitted plans to reflect these non-material changes.

Residential Amenity

The proposed alterations seek to establish a self-contained residential unit at lower ground floor level of 9-10 Cambridge Terrace alongside a residential unit occupying 6-10 Cambridge Terrace and 1 Chester Gate.

The proposed unit at lower ground floor of 9-10 Cambridge Terrace would be a 3-bed unit with access provided to the rear via Cambridge Terrace Mews. Policy H6 of the Camden Local Plan 2017 states that self-contained dwellings should meet the national described space standards. The minimum gross internal area (GIA) set by the standards for a 3-bed single storey unit is 95 sqm. The proposed unit would provide approximately 146 sqm, significantly exceeding the minimum space standards.

The proposed residential accommodation would also be of a high standard. Each proposed bedroom would have access to an en-suite bathroom while the main living space and bedrooms all contain would all achieve good levels of daylight and sunlight.

Regarding amenity space, while the proposed unit would not have direct access to private amenity space it is located directly adjacent to Regents Park, which provides approximately 166 hectares of publicly accessible amenity space. The proximity of the proposed unit to Regents Park is considered to outweigh the lack of direct access to private amenity space available to the proposed lower ground floor unit.

In summary, the proposed lower ground floor unit would provide a generous quantum of high quality residential accommodation, significantly exceeding minimum space standards and in close proximity to the substantial publicly accessible amenity and open space provision afforded by Regents Park.

Application Material

The following documents accompany these applications:

- Completed Application Form prepared by Montagu Evans;
- Cover Letter (this letter) prepared by Montagu Evans;
- Application Drawing Schedule prepared by Montagu Evans
- Proposed Application Drawings prepared by CPC:

- DWG 639-2.002F – Proposed Lower Ground Floor Plan;
- DWG 639-2.003E – Proposed Ground Floor Plan;
- DWG 639-2.004E – Proposed First Floor Plan; and
- DWG 639-2.006E – Proposed Third Floor Plan.

Conclusion

The application fee of £234 has today been paid to the Council via an online payment. The application has been submitted online via the planning portal (**PP-06916106**), and a digital version of the submission has been sent to Camden Council Planning and Development Control, marked under the planning portal reference of the submission.

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Anthony Brogan of this office.

Yours faithfully,

MONTAGU EVANS LLP

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