

PT/DP4157

5 June 2018

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Dear Mr Peres da Costa,

**3-6 SPRING PLACE, KENTISH TOWN, NW5 3BA  
MINOR MATERIAL AMENDMENT APPLICATION (PP-06944871)**

On behalf of our client, Spring Place Limited (“the Applicant”), we submit with this correspondence a Section 73 application to secure a minor material amendment to the approved office-led scheme at 3-6 Spring Place, Kentish Town, NW5 3BA (“the site”).

This submission follows a pre-application meeting with London Borough of Camden (“LBC”) planning and design officers on 2 March 2018 and subsequent discussions agreeing the scope of deliverables required to support this application. The feedback received has confirmed that these amendments are capable of being dealt with by way of a minor material amendment application, and that the changes proposed are on the whole acceptable, in principle, subject to the submission of the requisite technical material as part of this application (some of which is new information supporting changes made in response to feedback given), embedded within the Design & Access Statement Update.

As you are aware, planning permission was granted in December 2017 for the redevelopment of the site, following a resolution to grant at LBC’s Planning Committee in December 2016. The description of development is set out below (LBC Ref: 2016/5181/P):

*“Erection of a part-six and part-two storey (above single basement level) building comprising Office (Class B1) at ground and upper floors; Cafe (Class A3) and flexible event space (Sui Generis) at ground floor and associated works following demolition of existing two-storey industrial (Class B2) building.”*

This application looks to secure changes to the approved scheme by way of a variation to Condition 2, which lists the approved plans and drawings associated with the redevelopment scheme. The result being that a new list of plans and drawings (those affected by the amendments) is included under Condition 2.

***The Amendments***

Over the course of the past twelve or so months, the design of parts of the scheme have been developed to ensure the buildability, best operation and ultimately the delivery of this important redevelopment scheme. Following direction and input from the Applicant, design team and third parties (principally, Network Rail), the following minor amendments are sought. These are presented in detail in the Design & Access Statement Update (inclusive of supporting technical appendices) submitted as part of this application:

- Basement rationalisation and reduction;
- Ground floor layout changes; and
- Façade changes and other external alterations.

The scale of the proposed amendments in the context of the development as a whole do not generate a



development that is substantially different from that consented, and as a result clearly fall within the definition of what constitutes a minor material amendment and are capable of being dealt with as part of a Section 73.

The nature and scope of this application has been considered appropriate by LBC as part of the pre-application discussions with the principles being established in the original planning permission. The proposed amendments sought in this application are consistent with these and do not, in any way, harm or compromise the intention and integrity of this scheme. A full design justification is provided in the supporting Design & Access Statement Update with a thorough assessment of all relevant matters, including townscape, transportation, noise impact, access and basement construction, undertaken and presented within this documents or as part of appendices attached to it.

In terms of the planning policy position since the resolution to grant planning permission in December 2016 LBC has adopted its Local Plan (July 2017). As a result of this and in anticipation of the Local Plan's adoption, the application was taken to LBC's Members' Briefing on 26 June 2017 whereby Members agreed that, *"there is no material difference between the applicable draft Camden Local Plan policies and the preceding LDF policies against which the application was previously assessed. As such the proposal is considered to comply the draft Camden Local Plan and the recommendation to grant planning permission subject to s106 agreement would be unaffected by the adoption of the plan on 3rd July 2017"*.

The proposed minor material amendments are such that no new planning issues arise as a result of them, and therefore there are no new planning policy matters arising. Critically, the scheme continues to help to deliver sustainable development in line with the NPPF and facilitate the maximised economic use of this brownfield site, contributing towards reinforcing a strong, responsive and competitive 'local' economy within the Kentish Town area through the delivery of new high quality and flexible office floorspace.

### ***The Submission***

For clarity, this application comprises of the following suite of documents.

- Signed and dated application forms and certificates;
- Revised set of plans and drawings (prepared by Piercy&Company); and
- Design & Access Statement Update including technical updates as appendices (prepared and compiled by Piercy&Company).

An online payment for the requisite fee of £234 has been made via the Planning Portal.

We request that the relevant information listed under Condition 2 attached to the permission be updated to reflect the revised plans and drawings listed. We trust that the enclosed information is sufficient to allow the application to be registered. If you have any queries in the interim, please contact Peter Twemlow of this office.

Yours sincerely,

DP9 Ltd

**DP9 Ltd**  
Encs.