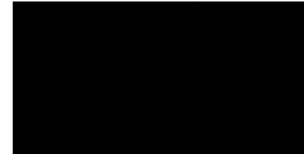


6 August 2018



Mr David Fowler,
Planning Department,
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Iain Buzza



Dear Sir/Madam,

**Town Hall Extension, Argyle Street, London WC1H 8NN
Non-Material Amendment to Planning Permission 2014/7874/P (as amended by
2015/5321/P).**

On behalf of the applicant, Crosstree Real Estate Management Ltd, please find enclosed an application for non-material amendments (UNDER SECTION 96A OF THE 1990 TOWN AND COUNTRY PLANNING ACT, AS AMENDED) to the Camden Town Hall Annexe building.

In addition to this covering letter, please find the following enclosed:

- Application Form
- Approved Drawings to be superseded (approved on 6 July 2017 under NMA ref: 2017/1905/P)
 - Ground Floor Plan
 - First Floor Plan
- Proposed NMA drawings package prepared ORMS architects.



Background

Planning permission was granted in August 2015 for the:

“Change of use from Council offices (Sui-generis) to hotel (class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to facade”.

A Minor Material Amendment to the planning permission was then granted under S73 of the Town and Country Planning Act 1990 (as amended) on the 21st January 2016 (LPA Ref: 2015/5321/P) for the following development:

“Various alterations to approved scheme, including: amendments to the rooftop extension to include (deeper fins, shallower overhang, colour of metal finish, rooflight omitted, elevational alterations at 8th floor level), projection of external lift structure on to Euston Road and installation of steps onto Euston Road as amendments to planning permission 2014/7874/P granted on 25/08/2015”.





Proposed Non-Material Amendments

The following non-material amendments are proposed.

Scar Wall

Following the removal of the west stair core as a part of the approved proposals, the resultant concrete shear wall has been revealed and as such needs to be overclad.

It is proposed to use this wall as a backdrop for an art installation, details of which are to be finalised at a later date.

The current amendments to the approved design propose a rendered board cladding system as a substrate to the future artwork. This will later be covered by the artwork, but will temporarily be exposed and will conceal the concrete shear wall behind.

Garden Canopy

Following a further detailed design process, it is now proposed to install a retractable canopy, which will extend approximately 2.7m above the upper garden area.

Refuse Store

At present, there are no arrangements in place for temporary storage of refuse and recycling. It is proposed to install a bin holding area located adjacent to the garden in the south/east corner of the site fronting Argyle Street.

The proposed bin store will enable an improved arrangement temporarily storing refuse and recycling transported from the basement of the main building up the ramp and in a concealed area ready for collection.

The proposed refuse enclosure is of a discreet design, using a metal gate, timber screen/doors, and dual planters.

Drawings to be amended

Drawing	Approved Drawing (approved under NMA ref: 2017/1905/P)	Proposed drawing
Ground Floor Plan	1996_X_GA(00)02_PL REVP02 (approved under NMA ref: 2017/1905/P)	1996_X_GA(00)02_PL REVP03
First Floor Plan	1996_X_GA(01)02_PL REVP02 (approved under NMA ref: 2017/1905/P)	1996_X_GA(01)02_PL REVP03

Conclusion

As you are aware, there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme. In respect of the approved planning permission for the Camden Town Hall



Annexe, the application will continue to deliver a change of use from Council offices to a hotel as approved and will not alter the overall scale and general appearance of the proposed building or ground floor façade.

We look forward to receiving confirmation that the application has been validated. If you require any further information, please do not hesitate to contact Iain Buzza [REDACTED] or Mohan Everett [REDACTED] at these offices.

Yours faithfully



Iain Buzza
Associate Director