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Your ref: 2014/4381/P  
Our ref: SW/18006/E/NMA/1-001

29 October 2018

Dear Ben

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
TAYLOR WIMPEY CENTRAL LONDON LTD – ONYX APARTMENTS  
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PERMISSION 2014/4381/P**

We have been instructed by our client, Taylor Wimpey Central London Ltd ('Taylor Wimpey') to submit a non-material amendment to the Full Planning Permission 2014/4381/P, granted for "Demolition of existing warehouse building (Class B8) and redevelopment for a mixed use building ranging from 8-12 storeys comprising 1,620sqm employment floorspace (Class B1), 154 residential flats, the provision of a public ramp access to the Regents Canal towpath, and associated landscaping and other works relating to the public realm".

The application seeks non-material amendment to Condition 8 of planning permission 2014/4381/P to allow dwelling occupations prior to the completion of all hard landscape works, such that "all hard landscape works are to be completed within 3 months of first occupation of the building, and all soft landscape works to be completed by the end of the first planting season following completion of the development". Accordingly, our application comprises the following:

- this covering letter,
  - the completed application form;
  - A-P-000 Site Plan
  - TW-TB-01 External Landscaping Phased Handover Plan
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- Statutory planning application fee of £234.

This application has been submitted via the Planning Portal (application no. PP-07385488).

**The Reason for the Amendment of the Approved Scheme**

Condition 8 requires that *"All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation."*

The changes are sought with respect to the relevant timing of completion of the landscape works and the occupation trigger related to this. The reason stems from delays in the earlier external works programme, which has resulted in delays to the start, and therefore the completion, of the landscape works.

The NMA sought is to allow dwelling occupations prior to the completion of all hard landscape works, with these to continue and be completed within 3 months of first occupation of the building, and all soft landscape works to be completed by the end of the first planting season following completion of the development – in accordance with the condition.

We consider that none of the changes sought are material in the scope of the consented full planning permission and as such the proposals are considered to be appropriate for assessment and approval under the S96A non-material amendment procedure. Indeed, these changes have been subject to discussions between Tom Bailey, for the applicant, Taylor Wimpey and yourself, and agreed as appropriate for them to be considered under a section 96a NMA to Condition 8.

We trust the above and enclosed provides sufficient details for your consideration and approval of the submitted NMA application. If you have any queries, please do not hesitate to contact me at this office.

Yours sincerely



Steve Walters  
Managing Director  
Cc Tom Bailey – Taylor Wimpey Central London Ltd