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13 February 2019

Charlotte Meynell
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

PLANNING PORTAL
REF: PP-07593048

Dear Ms Meynell

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 – APPLICATION FOR NON MATERIAL AMENDMENTS IN RELATION TO PLANNING PERMISSION REF. 2015/1243/P

On behalf of Victoria Square Property Company Limited (“the Applicant”), please find enclosed an application (“the Application”) under Section 96a of the Town and Country Planning Act (1990) for a series of non material amendments in respect of planning permission ref: 2015/1243/P, which was approved by the London Borough of Camden (LBC) on 30 November 2015 in relation to development at 44-44A Gloucester Avenue, NW1 8JD (“the Site”).

This Application follows an initial discussion with Charlotte Meynell, London Borough of Camden Planning Officer.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

A number of applications for non-material amendments to planning permission ref: 2015/1243/P have since been approved; namely application ref: 2016/1564/P on 26 August 2016, application ref: 2016/5890/P on 9 May 2017 and application ref: 2016/7074/P on 19 July 2017. A Deed of Variation to the S106 Legal Agreement pursuant to planning permission ref: 2015/1243/P was secured under the 26 August 2016 consent.

Amendments Sought

This Application seeks a number of non material amendments to the approved November 2015 permission that have arisen through the detailed design stage, as summarised below:

- Addition of louvres to Blocks B and D (facing the internal courtyard) and the northern elevation of Block C (facing the railway) to enable the required ventilation of the sub-station room and to facilitate the M&E strategy for the commercial spaces.
- Creation of a larger sub-station room at basement level to meet UKPN standards and resultant internal layout changes.
- Enlarged risers as required by the M&E strategy and resultant internal layout changes.
- Internal flat layout changes for marketing purposes.
- Additional window to Block D to allow further daylight to the commercial unit.
- Amendments to ground floor sub-station layout and associated curb re-alignment.
- Re-designation of central site entrance as main pedestrian entrance.
- Infilling of windows in the core of Block A to achieve the requisite fire rating.
- Updated roof layout to show roof lights drawn to manufacturer's specification.
- Increased number and amended layout of PV panels (resulting in improved carbon emission reductions against baselines: 45.2% for residential and 37.2% for commercial).

Administrative Matters

This application is submitted via the Planning Portal, ref: PP-07593048 and comprises:

- Schedule GA1 – Schedule of Application Documents;
- Schedule GA2 – Schedule of Application Drawings;
- Application Form;
- Site Location Plan;
- Application Drawings, prepared by 21st Architecture Ltd;
- Amendment Document, prepared by 21st Architecture Ltd; and
- Copy of Planning Permission Ref: 2015/1243/P.

The application fee of £254.00 (including £20 Planning Portal administration fee) has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (As Amended) and payment has been online.

We look forward to receiving acknowledgement of registration of the application shortly. In the interim should you have any queries, or require any further information, please do not hesitate to contact either Harriet

Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541) or Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk / 020 7312 7498) at this office.

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

Enc.