

12.03.2019

Development Control Planning Services

London Borough of Camden
2nd Floor, 5 Pancras Square
% Town Hall, Judd Street
London WC1H 9JE

29-30 Kings Mews, London WC1 2JB Proposed Residential Development

Re

Dear Sir/Madam

On behalf of our client, WC1 Projects, please find enclosed an application under Section 96a of the Town and Country Planning Act (1990) (As Amended) seeking a Non-Material Amendment to planning permission 2012/3877/P, dated 18th of July 2013

Erection of new façade and second and third storeys following partial demolition of existing building in association with the change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors (Class C3)

Background

Subsequent to this permission a variation to the height of the building was applied for and granted subject to a Section 106 Legal Agreement on 29-04-2016 by Rob Tulloch. This approval allowed for an increase in the overall height of the building from 11.80 to 12.30 an increase of 500mm. A further application on 11.04.18 (2017/5304/P) was granted to allow for a personal lift and slight increase in parapet height allow for extra insulation in the roof. In both of these instances the amendments increased the quality of the internal space with little impact on the overall scale of the project. This application has been put together using the proposed drawings from application 2018/5696/P which is currently pending at the time of writing this letter.

Application # 2018/5696/P - Existing

0141_PI_000_Site Plan
0141_PI_001_Ground and First

Proposed

0141_PI_010 Site Plan
0141_PI_011 ground and Mezzanine
0141_PI_012 Section A-A
0141_PI_013 Section B-B
0141_PI_014 Section C-C
0141_PI_015 Existing Footings
0141_PI_016 Basement Context

Proposed Amendments

Since permission was granted, the applicant has reconsidered the internal layout of the property and proposes the following:

A. Internal reconfiguration of the ground floor layout to include the addition of a small mezzanine study area above a sunken seating area in each of the ground floor units

This would involve lowering Sections of the (20% (25m²) of the 120m²) ground floor area by 400-900mm below ground level. The earth in this area has already been excavated to a deeper depth & backfilled to install new foundations following the removal of a previous load-bearing staircase and installation of the lift pit.

During excavation of the site it was found that there was little inhibiting ground structure under the proposed lower areas. As the ground had already been dug to a depth consistent with the levels shown in the attached drawings, the decision was made to avail of this space. The internal floor to ceiling height is approximately 3.6m, so a slight reduction in floor level would provide enough room for a small study space on mezzanine level. The additional mezzanine area will provide 7.6sqm and 10.4 sqm to units 1 and 2 respectively.

The following proposal is not considered to have a sustained hydrological impact on the surrounding buildings for the following reasons:

1) The Existing Perimeter Foundations

The existing perimeter foundations of 29-30KM vary from 1.5m below ground to 4m below ground. These are all deeper than the 500mm - 900mm lowered floor slab proposed for 20% of the gross area.

2) All Neighbouring Buildings Have Basements

As shown on drawing PL_015 and PL_016, all of the neighboring properties have basements or deep footing structures.

3) Water table 3.6m Below Ground

A ground inspection undertaken in 2016 by Ground Engineering for No. 27 King's Mews has shown that the water table is at a level of 3.6m below FFL. This is consistent with another Ground Engineering report No. C10855 (March 2007) which detailed a site investigation at No.22-30 King's Mews and showed an average water table level of 3.6m below finished floor level.

Further to this, our earlier excavation on the site of No29/30 to a level of -2.000m to install the lift pit & trial pits to check all party wall footing depths showed no pooling or evidence of water ingress.

The proposed amendment is considered non-material in the context of the wider development and does not give rise to significant design or amenity concerns. It is therefore considered that the proposal is acceptable under Section 96a of the Planning act.

Regards,

Conor Scully
Ockham Studio

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