



Our Ref: RE/HG3405

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14 March 2019

Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG

FAO: LB Camden Officers

Dear Sir/Madam

100 AVENUE ROAD, SWISS COTAGE, NW3 3HF
APPLICATION REF: 2014/1617/P
S96A NON-MATERIAL AMENDMENT APPLICATION

We write further to the above on behalf of our client, Essential Living (Swiss Cottage) Ltd.

Please find enclosed an application submitted pursuant to S96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to planning application 2014/1617/P, dated 18 February 2016.

In addition to this cover letter, we enclose the following documents for approval under this condition:

- Application form; and
- A payment of £234 being the appropriate planning fee that will be paid via the Planning Portal (ref: PP-07705988).

The proposed amendment follows correspondence with Jonathan McClue regarding a change of wording to condition 18. This condition, as currently worded, restricts development beyond demolition until the details of external materials have been approved by the Local Planning Authority.

The demolition of the existing building is underway, and it is the intention of the applicant to programme commencement of the new building works thereafter and prior to the submission of material details.

We therefore seek the following amendment to the condition:

Condition 18

"Development works (other than demolition) shall not take place until details of the following have been submitted to, and approved in writing by, the Local Planning Authority:

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- a) Facing materials of all buildings;
- b) Details including typical sections at 1:10 of external windows and door frames;
- c) Details including materials typical of balconies and roof terraces.

The relevant parts of the works shall not be carried out otherwise than in accordance with the details approved.

To

"Development works above ground (other than demolition) shall not take place until details of the following shall be submitted to and approved in writing by the local planning authority:

- a) *Material samples and detailed drawings (scale 1:10) for typical external materials;*
- b) *1:1 mock-up of typical elevation bay, including windows and cladding surrounds for either the north or south elevations of the tower building;*
- c) *Detailed drawings (scale 1:10) of the structural grid, in terms of its proportions and thickness of elements and the technical detail of these elements;*
- d) *Detailed technical drawings of all types of walls and external features (scale 1:10), showing in detail the interface and joints of all different materials and features;*
- e) *Detailed drawings (scale 1:10) including typical sections at 1:10 of external windows and door frames; and*
- f) *Material samples of typical balconies and roof terraces.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details approved."

The variations are considered to be within the spirit of the existing permission, in accordance with the approved description of development, do not conflict with the approved planning documents as considered and reported by the Planning Inspector in his decision letter of 18 February 2016. They do not change the nature of the design internally or externally, and do not cause different impacts on adjoining occupiers or the surrounding environment. The proposed amendment is also in accordance with the Judgments noted above.

Accordingly, the proposed change is considered to be non-material to the approved scheme so as to fall within the scope of a Section 96a of the Town and Country Planning Act 1990.

I look forward to receiving confirmation of registration and validation of the submission at your earliest convenience. Should you require any further information or seek clarification, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Richard Evans'.

Richard Evans
Director
WYG Group Limited