

R00033/DB/BH/MR

Planning Department
London Brough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

15th May 2019

Dear Sir/Madam,

140-146 CAMDEN STREET, CAMDEN, LONDON, NW1 9PF
S96A APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION
2014/7908/P

I write on behalf of our client, Elebro Ltd, to submit an application for a non-material amendment to planning permission 2014/7908/P, which was approved on 11th May 2016, for the *“demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 – 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed, and 11 x 3-bed C3 use class) with associated landscaping”*.

This permission was subsequently amended by a Non Material Amendment (LPA reference 2017/6720/P) which was approved on 9th February 2018 for *“alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift”*.

The scope and principle of this Non-Material Amendment application have been discussed with Kristina Smith of the Council at a meeting held on 5th April 2019, as part of the wider Post Approval Agreement relating to LPA reference 2014/7908/P.

Further Evolution of the Scheme

As the development has progressed there has been the usual assessment of the building at the pre-construction stage. This has identified the opportunity for the redesign of the proposed building's cores and superstructure to enhance the efficiency of the building. Consequently, the amendments proposed in this application therefore involve various minor design changes, and these are further outlined within the design document prepared by Chassay + Last Architects.

In summary, these amendments involve:

- Redesign of the building cores;
- Repositioning of staircases and lifts to suit cores amendments;
- Relocation and rearrangement of substation, refuse store, cycle storage, plant room, and cycle lift;
- Revision of first floor roof area including redesign of rooflights; and
- General amendments to the internal layout to suit new service core arrangement.

A list of the original superseded plans, the existing approved NMA1 plans, and the plans that form part of this application is outlined in the table below.

LPA ref. 2014/7908/P	LPA ref. 2017/6720/P	NMA2
D-CSC3-A110-Rev.D: Proposed Location Plan	D-CSC3-A110-Rev.E: Proposed Location Plan	D-CSC3-A110-Rev.F: Proposed Location Plan
D_CSC3-A111-Rev.D: Proposed Site Plan	D-CSC3-A111-Rev.E: Proposed Site Plan	D-CSC3-A111-Rev.F: Proposed Site Plan
D-CSC3-A112-Rev.E: Proposed Lower Ground Floor Plan (Canal Level)	D-CSC3-A112-Rev.F: Proposed Lower Ground Floor Plan (Canal Level)	D-CSC3-A112-Rev.G: Proposed Lower Ground Floor Plan (Canal Level)
D-CSC3-A113-Rev.F: Proposed Ground Floor Plan (Street Level)	D-CSC3-A113-Rev.G: Proposed Ground Floor Plan (Street Level)	D-CSC3-A113-Rev.H: Proposed Ground Floor Plan (Street Level)
D-CSC3-A113-Rev.E: Proposed First Floor Plan	D-CSC3-A113-Rev.F: Proposed First Floor Plan	D-CSC3-A114-Rev.G: Proposed First Floor Plan
D-CSC3-A115-Rev.E: Proposed Second Floor Plan	D-CSC3-A115-Rev.F: Proposed Second Floor Plan	D-CSC3-A115-Rev.G: Proposed Second Floor Plan
D-CSC3-A116-Rev.E: Proposed Third Floor Plan	D-CSC3-A116-Rev.F: Proposed Third Floor Plan	D-CSC3-A116-Rev.G: Proposed Third Floor Plan
D-CSC3-A117-Rev.E: Proposed Fourth Floor Plan	D-CSC3-A117-Rev.F: Proposed Fourth Floor Plan	D-CSC3-A117-Rev.G: Proposed Fourth Floor Plan
D-CSC3-A118-Rev.E: Proposed Fifth Floor Plan	D-CSC3-A118-Rev.F: Proposed Fifth Floor Plan	D-CSC3-A118-Rev.G: Proposed Fifth Floor Plan
D-CSC3-A119-Rev.E: Proposed Sixth Floor Plan	D-CSC3-A119-Rev.F: Proposed Sixth Floor Plan	D-CSC3-A119-Rev.G: Proposed Sixth Floor Plan
D-CSC3-A120-Rev.E: Proposed Seventh Floor Plan	D-CSC3-A120-Rev.F: Proposed Seventh Floor Plan	D-CSC3-A120-Rev.G: Proposed Seventh Floor Plan
D-CSC3-A121-Rev.E: Proposed Roof Plan	D-CSC3-A121-Rev.F: Proposed Roof Plan	D-CSC3-A121-Rev.G: Proposed Roof Plan
D-CSC3-A122-Rev.B: Proposed Cycle Storage (Lower Ground and Ground Levels)	D-CSC3-A122-Rev.C: Proposed Cycle Storage (Lower Ground and Ground Levels)	D-CSC3-A122-Rev.C: Proposed Cycle Storage (Lower Ground and Ground Levels)
D-CSC3-A123-Rev.B: Proposed Waste Management (Refuse and Recycling Storage)	D-CSC3-A123-Rev.C: Proposed Waste Management (Refuse and Recycling Storage)	-
D-CSC3-A211-Rev.D: Proposed South & West Context Elevation	D-CSC3-A211-Rev.E: Proposed South & West Context Elevation	D-CSC3-A211-Rev.F: Proposed South & West Context Elevation
D-CSC3-A212-Rev.E: Proposed North and East Context Elevation	D-CSC3-A212-Rev.F: Proposed North and East Context Elevation	D-CSC3-A212-Rev.G: Proposed North and East Context Elevation
D-CSC3-A213-Rev.E: Proposed West Elevation	D-CSC3-A213-Rev.F: Proposed West Elevation	D-CSC3-A213-Rev.G: Proposed West Elevation
D-CSC3-A214-Rev.D: Proposed South Elevation	D-CSC3-A214-Rev.E: Proposed South Elevation	D-CSC3-A214-Rev.F: Proposed South Elevation
D-CSC3-A215-Rev.E: Proposed East Elevation	D-CSC3-A215-Rev.F: Proposed East Elevation	D-CSC3-A215-Rev.G: Proposed East Elevation

D-CSC3-A216-Rev.E: Proposed North Elevation	D-CSC3-A216-Rev.F: Proposed North Elevation	D-CSC3-A216-Rev.G: Proposed North Elevation
D-CSC3-A311-Rev.D: Proposed Section AA	D-CSC3-A311-Rev.E: Proposed Section AA	D-CSC3-A311-Rev.F: Proposed Section AA
D-CSC3-A312-Rev.C: Proposed Section BB	D-CSC3-A312-Rev.D: Proposed Section BB	D-CSC3-A312-Rev.E: Proposed Section BB
D-CSC3-A313-Rev.C: Proposed Section CC	D-CSC3-A313-Rev.D: Proposed Section CC	D-CSC3-A313-Rev.E: Proposed Section CC
D-CSC3-A314-Rev.E: Proposed Section DD	D-CSC3-A314-Rev.F: Proposed Section DD	D-CSC3-A314-Rev.G: Proposed Section DD
D-CSC3-A315-Rev.A: Proposed Section EE	D-CSC3-A315-Rev.A: Proposed Section EE	D-CSC3-A315-Rev.B: Proposed Section EE

Planning Considerations

The proposals involve internal reconfiguration in order to accommodate the redesign of the building cores, and there will be no changes to the overall footprint or floorspace of the building. The internal reconfiguration brought about by the required restructuring has been carefully designed to create a far more functional building, without detriment to the standard of design and amenity proposed originally. This includes amendments to the substation, refuse stores, and cycle storage which have been relocated and redesigned to create more practical and appealing lower ground and ground floors.

The amendments are in fact deemed to enhance a number of aspects of the building. This includes improved functionality of the structure as a whole and increased access to daylight and sunlight. Any consequential minor external amendments are mostly imperceptible and have no effect on the appearance of the building as a whole.

As set out in the DCLG guidance 'Greater flexibility for planning permissions' there is no statutory definition of 'non-material' as this is dependent on the context of the overall scheme, since what may be non-material in one context may be material in another. The redesign of the cores and the associated other minor amendments here are simply in order to enable the efficient construction of the superstructure. The changes are largely internal, and do not increase the footprint of floorspace of the development. It is therefore deemed that the proposals do not materially change the design of the proposal consented under planning permission 2014/7908/P as amended by NMA reference 2017/6720/P. Thus, we respectfully request that the Council permits this non-material amendment.

Scope of the submission

The below documents have been submitted to the planning portal in support of this submission:

- This covering Letter prepared by ROK Planning;
- The completed application forms;
- The required fee of £234.00;
- Site Location Plan at 1:1000; and
- Drawings prepared by Chassay + Last Architects:
 - S1-NMA Proposed drawings document dated 24th January 2018 (showing proposed drawings as currently consented);
 - NMA-2 Proposed Drawings document, dated 14th May 2019; and
 - S1-NMA and NMA2 comparison document 'CSC5/S1NMA vs CSC6/S1NMA2', dated 14th May 2019.

I trust that you have all the information you require for the submission of this NMA application. If, in the interim, you have any queries please do not hesitate to contact either Beth Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



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