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Mr Jonathan McClue
Planning and Development
London Borough of Camden
5 Pancras Square
London N1C 4AG

21st May 2019

VIA PLANNING PORTAL

Dear Jonathan,

**SUBMISSION OF NON MATERIAL AMENDMENT (S96A) TO PLANNING PERMISSION
2012/6858/P (AS AMENDED VIA 2015/6939/P AND 2015/3900/P)**

**ST GILES CIRCUS SITE: 138-148 (EVENT) CHARING CROSS ROAD; 4, 6, 7, 9, 10 AND 20-28
DENMARK STREET; 1-6 AND 16-23 DENMARK PLACE; 52-59 ST GILES HIGH STREET; 4
FLITCROFT STREET; AND 1 BOOK MEWS; LONDON WC2**

I write on behalf of Consolidated Developments Ltd to submit a non-material amendment application (under S96A of the Town and Council Planning Act 1990) to amend planning permission 2012/6858/P (as amended via 2015/6939/P and 2015/3900/P). The application has been submitted via Planning Portal and includes the requisite application form.

This NMA application is submitted following the discovery of structural defects to the core of 25 Denmark Street. The structure is masonry with an embedded steel frame. Over time the steel has corroded with the steel expanding and fracturing and loosening the existing white glazed brickwork, stone lintels and cills. Overtime water has got in and behind the glazed bricks, mortar joints and around fixings for rainwater goods etc. This has resulted in corrosion to the steelwork, which is exacerbated by the glazed bricks as water becomes trapped within the masonry itself.

As discussed with yourself and Colette Hatton this NMA proposed the following works to remedy the situation:

- The removal of brickwork local to the outside face of the steel frame;
- Protection of steelwork through galvafrond or similar/replacement of steel section where required;
- Encasement of existing steel frame with concrete to provide additional protection and strengthening.

In order to provide a long term solution and prevent water ingress and future corrosion, we are proposing the addition of render on carrier board and frame as this will provide a waterproofing layer preventing water ingress and stopping future corrosion.

As discussed with Camden other cladding options have been explored but they are restricted by the existing structural capacity of the core, and the palette of lightweight cladding materials available. In

this context we feel render is the right solution and would compliment the render applied to the rear of 26 Denmark Street.

Further details are provide within the accompanying Design Statement.

Whilst there is no definition of what constitutes an NMA it is considered that, within the context over the overall development proposals, the necessary changes are 'non-material' and can therefore be approved under section 96A of the Town and Country Planning Act 1990.

In support of this application please find enclosed the following:

- Consented and proposed elevations prepared by ORMS Architects;
- Design Statement prepared by ORMS Architects.

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been registered. In the meantime, please do not hesitate to call or email me if you require anything further or wish to discuss any point in more detail.

Yours sincerely,



Anna Snow
DIRECTOR