



GERALDEVE

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

For the attention of: Mr Jonathan McClue

13 June 2019

**Our ref:** LJW/CKE/LOB/J10346

**Your ref:** 2018/0663/P

Dear Sirs

**Section 96a of Town and Country Planning Act (as amended)  
Stephenson House, 75 Hampstead Road, NW1 2PL**

We write on behalf of our client Lazari Properties 2 in order to seek approval for a non-material amendment under Section 96a of the Town and Country Planning Act 1990 (as amended) to planning permission 2018/0663/P.

**Background**

Planning Permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

**“Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works”.**

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

**“Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm.”**

All pre-commencement conditions of planning permission 2018/0663/P have been discharged.

### **The Proposal**

The original approved application involved the demolition of the existing western boundary wall of Stephenson House. In order to demolish this existing wall which is shared with the adjacent site at 164-166 Drummond Street, an over-sailing licence is required. As it has not been possible to make contact with the adjacent owners in order to obtain an over-sailing licence, this non-material amendment seeks the retention of the existing western boundary wall of Stephenson House. In retaining the existing boundary wall, a marginal set-back is required at the upper levels of the western end of Drummond Street, as shown on the amended plans. Four approved windows at the rear of the site (unseen from any public views), on the north elevation, will also be omitted from the approved scheme.

The retention of the existing western boundary wall is not considered to constitute a material change and can therefore be determined via an NMA application.

### **Application Documentation**

As part of this application we intend to substitute three approved plans. A list of the permitted and submitted substituted plans is set out in the table below:

<b>Permitted Plans for planning permission 2018/0663/P, to be superseded by substituted plans</b>	<b>Substituted plans submitted</b>	<b>Plan Description</b>
A-0301-PL	A-0301-PL Rev C	Proposed South Elevation (Drummond Street)
A-0304-PL	A-0304-PL Rev C	Proposed North Elevation 2
A-0305-PL	A-0305-PL Rev C	Proposed West Elevation 1

The correct planning application fee for £234 for the application will be paid separately.

The submission has been made via the Planning Portal (PP-07921974).

We have undertaken pre-submission engagement with Jonathan McClue in order to discuss the proposed amendments.

Should you have any queries please do not hesitate to contact Caroline Keane of this office.

Yours faithfully

*Gerald Eve LLP*

**Gerald Eve LLP**