

R00033/DB/BH/MR

BY EMAIL ONLY: Kristina.Smith@camden.gov.uk

FAO: Kristina Smith
Planning Department
London Brough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

27th June 2019

Dear Kristina,

140-146 CAMDEN STREET, CAMDEN, LONDON, NW1 9PF
SECTION 73 APPLICATION TO VARY CONDITION 2 OF PLANNING PERMISSION 2017/1407/P
AND ASSOCIATED DESCRIPTION OF DEVELOPMENT

I write on behalf of our client, Elebro Ltd, to submit a Section 73 application to vary condition 2 (the approved plans) of planning permission 2017/1407/P, which was approved on 28th November 2017, for the variation of condition 25 of planning permission 2014/7908/P. The original planning permission (2014/7908/P) was originally granted 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 application has been subject to extensive discussions as part of the Post Approval Agreement (PAA) relating to LPA reference 2014/7908/P and subsequent Section 73 application (2017/1407/P). The scope and principle of this application have therefore been agreed with yourself through discussions on 20th June 2019.

Application Proposals

This application seeks to vary Condition 2 (approved drawings) of planning permission 2017/1407/P. The wording is proposed to remain the same, with the approved drawings replaced by those listed in table 1.

As detailed further in the Planning Statement that accompanies this application prepared by ROK Planning, the amendments to the consented scheme which form part of this application comprise:

- Revisions to the housing mix;
- Internal reconfiguration to create larger unit sizes;
- 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.

Therefore, the subsequent updated description of development is proposed to read:

“Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 – 8 storey building comprising 2,137sqm of commercial floorspace (flexible Use Class B1) and 36 residential units (2 x studio, 2 x 1-bed, 10 x 2-bed, 8 x 3-bed, and 14 x 4-bed Use Class C3) with associated landscaping”.

A list of the original superseded plans, the existing approved NMA plans, and the plans that form part of this application is outlined in table 1.

Table 1 - List of plans

LPA ref. 2014/7908/P	LPA ref. 2017/1407/P (s73.1)	LPA ref. 2017/6720/P (NMA1)	Section 73.2
D-CSC3-A110-Rev.D: Proposed Location Plan		D-CSC3-A110-Rev.E: Proposed Location Plan	D-CSC3-A110-Rev.G: Proposed Location Plan
D_CSC3-A111-Rev.D: Proposed Site Plan		D-CSC3-A111-Rev.E: Proposed Site Plan	D-CSC3-A111-Rev.G: 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.J: 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.K: 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.J: 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.J: 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.J: 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.J: 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.J: 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.J: 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.J: Proposed Seventh Floor Plan
D-CSC3-A121-Rev.E: Proposed Roof Plan		D-CSC3-A121-Rev.F: Proposed Roof Plan	D-CSC3-A121-Rev.J: 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-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.G: 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.H: 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.H: Proposed West Elevation
D-CSC3-A214-Rev.D: Proposed South Elevation	D-CSC3-A214-Rev.E: Proposed South Elevation	D-CSC3-A214-Rev.G: Proposed South Elevation
D-CSC3-A215-Rev.E: Proposed East Elevation	D-CSC3-A215-Rev.F: Proposed East Elevation	D-CSC3-A215-Rev.H: Proposed East Elevation
D-CSC3-A216-Rev.E: Proposed North Elevation	D-CSC3-A216-Rev.F: Proposed North Elevation	D-CSC3-A216-Rev.H: Proposed North Elevation
D-CSC3-A311-Rev.D: Proposed Section AA	D-CSC3-A311-Rev.E: Proposed Section AA	D-CSC3-A311-Rev.G: Proposed Section AA
D-CSC3-A312-Rev.C: Proposed Section BB	D-CSC3-A312-Rev.D: Proposed Section BB	D-CSC3-A312-Rev.F: Proposed Section BB
D-CSC3-A313-Rev.C: Proposed Section CC	D-CSC3-A313-Rev.D: Proposed Section CC	D-CSC3-A313-Rev.F: Proposed Section CC
D-CSC3-A314-Rev.E: Proposed Section DD	D-CSC3-A314-Rev.F: Proposed Section DD	D-CSC3-A314-Rev.H: Proposed Section DD
D-CSC3-A315-Rev.A: Proposed Section EE	D-CSC3-A315-Rev.A: Proposed Section EE	D-CSC3-A315-Rev.C: Proposed Section EE

A further Deed of Variation to the host Section 106 will be required. The solicitors acting on behalf of the applicant are Howard Kennedy LLP. Their contact details are as follows:

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Scope of the submission

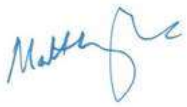
The below documents have been submitted to the planning portal in support of this submission:

- This covering Letter prepared by ROK Planning;
- The completed application forms;
- The required fee of £234.00;
- Site Location Plan at 1:1250; and
- Drawings and schedules prepared by Chassay + Last Architects:
 - Section 73 Minor Material Amendments Proposed Plans, Elevations & Sections document;
 - CSC6/GD4/ROOF TERRACE COMPARISON/250619;

- CSC6/GD4/RESI GIA COMPARISON/020719; and
- Comparison Document CSC5/S1NMA vs CSC6/S73.
- Planning statement prepared by ROK Planning.

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 Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe
Director
ROK Planning

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