

Our ref: Q40227
Your ref:
Email: poppy.carmody-morgan@quod.com
Date: 27 September 2019



FAO: David Peres De Costa
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London, WC1H 9JE

For the attention of David Peres De Costa

By email

Dear David

Maitland Park Estate (ref: 2014/5840/P as amended by 2015/6696/P)

Application under Section 73 of Town and Country Planning Act 1990 (as amended)

We are instructed by our client, the London Borough of Camden, to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) ('TCPA') to vary conditions 2, 6, 11, 17, 21, 22 and 31 to planning permission ref: 2014/5840/P (as amended by 2015/6696/P) (the 'Extant Permission').

1 Planning history

Planning permission (ref: 2014/5840/P) was originally approved by London Borough of Camden on 31 March 2015 for the:

"112 residential units and a replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace."

This planning permission (ref: 2014/5840/P) was subsequently amended by a minor material amendment application (ref: 2015/6696/P) made under s.73 of the TCPA. These minor variations were to seek approval for the earlier completion of the multi-use games area ('MUGA') and for changes to the point at which certain details would be submitted to the Council for approval.

2 Proposals

This application seeks to vary conditions 2, 6, 11, 17, 21, 22 and 31. Full details of the existing and proposed wording of these conditions is contained in Section 2 of the Planning Statement prepared by Quod. The amendment of these conditions would allow changes to the extant permission that relate to the design, landscape, energy strategy and quantum of delivery.

Paragraph 018 (Reference ID: 17a-018-20140306) (Revision date: 06.03.2014) of the Planning Practice Guidance states that:



“There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved”.

As explained in further detail in the accompanying Planning Statement, none of the amendments proposed to the Extant Permission will result in a substantially different development from the one which has been approved (ref: 2014/5840/P as amended by 2015/6696/P).

3 Application and supporting information

This application is made under s.73 of the TPCA and is supported by the following information in line with Camden's Local Area Requirements for Planning Applications (July 2018):

- Planning application form, duly completed;
- Council Own Development Form;
- Community Infrastructure Levy (CIL) additional information form;
- Decision notices for the planning permissions relating to the development of Maitland Park – 2014/5840/P and 2015/6696/P – and the accompanying S106
- Site Location Plan;
- ‘As Approved’ plans (listed at **Appendix 1**);
- ‘Proposed’ plans (listed at **Appendix 1**)
- Annotated ‘Proposed’ plans showing changes (listed at **Appendix 1**);
- Schedule of plans;
- Proposed Accommodation Schedule;
- This Planning Statement;
- Design and Access Statement (incl. Energy Statement and Homes Quality Mark details);
- Energy Statement;
- Daylight and Sunlight Report;
- Acoustic Review;
- Addendum to Preliminary Ecological Appraisal;
- Notice and letters sent to leaseholders;
- Viability Appraisal (submitted confidentially);
- Cheque for £234 in payment of the requisite fee.

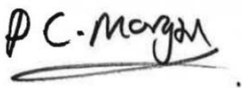
The application fee of £234.00 has been paid. The information supporting this application is consistent with our email correspondence on 12 July 2019 regarding deliverables for this application.

4 Summary

The proposed modifications to conditions 2, 6, 11, 17, 21, 22 and 31 would cause no harm in planning terms. Proposed changes to the external appearance of the development are not considered significant and would result in a development that is materially the same as that approved under the extant consent. Accordingly, it is considered that the scale and nature of the development is not substantially different from the one which has been previously approved. The proposed amendments will help secure a high standard of design and energy performance and will serve to meet the needs of existing and future residents through increasing the delivery of units and optimising the Site's capacity, according with all relevant adopted planning policy.

We trust the enclosed is sufficient for you to validate the application and we look forward to receiving confirmation of this in due course. If for any reason this is not the case, please contact us immediately.

Yours sincerely

A handwritten signature in black ink, appearing to read "P C. Morgan", with a horizontal line underneath.

Poppy Carmody-Morgan
Associate

Appendix 1 – Schedule of plans

Plans - approved
MPI_P_02_PL02 approved
MPI_P_03_PL02 approved
MPI_P_06_PL02 approved
MPI_P_07_PL02 approved
MPI_P_08_PL02 approved
MPI_P_10_PL02 approved
MPI_P_11_PL02 approved
MPI_P_12_PL02 approved
MPI_P_13_PL02 approved
MPI_P_14_PL02 approved
MPI_P_15_PL02 approved
MPI_P_20_PL02 approved
MPI_P_21_PL02 approved
MPI_P_22_PL02 approved
MPI_P_25_PL02 approved
MPI_P_26_PL02 approved
MPI_P_30_PL02 approved
MPI_P_31_PL02 approved
MPI_P_32_PL02 approved
MPI_P_33_PL02 approved
MPI_P_34_PL02 approved
MPI_P_35_PL02 approved
MPI_P_40_PL02 approved
MPI_P_42_PL02 approved
MPI_P_45_PL02 approved
MPI_P_46_PL02 approved
Landscape Plans - approved
122 - LS04 Sections - Aspen Court approved
122 - LS05 Sections - Aspen Court approved
122 - LS06 Sections - Aspen Court - Rev A approved
122 - LS07 Sections - The Glade approved
122 - LS08 Sections The Glade approved
122 L03 Landscape GA - rev B approved
122 L04 - Materials GA - Rev B approved
122 L05 - Planting GA - rev B approved
122 L06 - Levels GA - rev B approved
Proposed plans
MPI_P_03-PL08 proposed
MPI_P_04-PL08 proposed

MPI_P_05-PL08 proposed
MPI_P_06-PL08 proposed
MPI_P_10-PL08 proposed
MPI_P_11-PL12 proposed
MPI_P_12-PL12 proposed
MPI_P_13-PL12 proposed
MPI_P_14-PL11 proposed
MPI_P_15-PL11 proposed
MPI_P_21-PL13 proposed
MPI_P_22-PL08 proposed
MPI_P_26-PL12 proposed
MPI_P_30-PL09 proposed
MPI_P_31-PL09 proposed
MPI_P_32-PL09 proposed
MPI_P_33-PL09 proposed
MPI_P_34-PL08 proposed
MPI_P_35-PL08 proposed
MPI_P_42-PL10 proposed
MPI_P_43-PL06 proposed
MPI_P_46-PL06 proposed
MPI_P_100-PL08 proposed
MPI_P_110-PL09 proposed
MPI_P_120-PL08 proposed
MPI_P_130-PL08 proposed
MPI_P_150-PL08 proposed
MPI_P_500-PL04 proposed
MPI_P_501-PL04 proposed
MPI_P_502-PL04 proposed
MPI_P_1000-PL05 proposed
MPI_P_1001-PL05 proposed
MPI_P_1002-PL05 proposed
MPI_P_1003-PL05 proposed
MPI_P_1500-PL03 proposed
MPI_P_2000-PL02 proposed
MPI_P_4520-PL03 proposed
MPI_P_4530-PL03 proposed
MPI_P_4532-PL03 proposed
MPI_P_4540-PL03 proposed
MPI_P_4555-PL04 proposed
MPI_P_4589-PL04 proposed
Proposed plans with changes annotated

MPI_P_03-PL08 proposed annotated
MPI_P_04-PL08 proposed annotated
MPI_P_05-PL08 proposed annotated
MPI_P_06-PL08 proposed annotated
MPI_P_10-PL08 proposed annotated
MPI_P_11-PL12 proposed annotated
MPI_P_12-PL12 proposed annotated
MPI_P_13-PL12 proposed annotated
MPI_P_14-PL11 proposed annotated
MPI_P_15-PL11 proposed annotated
MPI_P_21-PL13 proposed annotated
MPI_P_22-PL08 proposed annotated
MPI_P_26-PL12 proposed annotated
MPI_P_30-PL09 proposed annotated
MPI_P_31-PL09 proposed annotated
MPI_P_32-PL09 proposed annotated
MPI_P_33-PL09 proposed annotated
MPI_P_34-PL08 proposed annotated
MPI_P_35-PL08 proposed annotated
MPI_P_42-PL10 proposed annotated
MPI_P_43-PL06 proposed annotated
MPI_P_46-PL06 proposed annotated
MPI_P_100-PL08 proposed annotated
MPI_P_110-PL09 proposed annotated
MPI_P_120-PL08 proposed annotated
MPI_P_130-PL08 proposed annotated
MPI_P_150-PL08 proposed annotated
MPI_P_500-PL04 proposed annotated
MPI_P_501-PL04 proposed annotated
MPI_P_502-PL04 proposed annotated
MPI_P_1000-PL05 proposed annotated
MPI_P_1001-PL05 proposed annotated
MPI_P_1002-PL05 proposed annotated
MPI_P_1003-PL05 proposed annotated
MPI_P_1500-PL03 proposed annotated
MPI_P_2000-PL02 proposed annotated
MPI_P_4520-PL03 proposed annotated
MPI_P_4530-PL03 proposed annotated
MPI_P_4532-PL03 proposed annotated
MPI_P_4540-PL03 proposed annotated
MPI_P_4555-PL04 proposed annotated

MPI_P_4589-PL04 proposed annotated
Proposed Landscape Plans (annotated to show changes)
122 - L03 Landscape GA - rev H proposed
122 - L04 - Materials GA - rev K proposed
122 - L05 - Planting GA - rev K proposed
122 - L06 - Levels GA - rev K proposed