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FAO: Jonathan McClue

5 November 2019

Our ref: LJW/GBR/MSO/J10337

Your ref: 2016/6311/P / PP-08264273

Dear Sir

**Town and Country Planning Act 1990 (as amended) – Section 96a
101 Camley Street
Application for Non-Material Amendment**

We write on behalf of our client, Chalk Farm Development Limited (“the applicant”), to submit a planning application for a non-material amendment to planning permission ref. 2016/6311/P at 101 Camley Street (“the site”). This submission follows discussions regarding the proposed changes at an on-site pre-application meeting with Jonathan McClue and Kevin Fisher.

Procedure

In October 2009 the procedure to enable non-material amendments to be made to planning applications following the grant of planning permission was introduced under section 96a of the Town and Country Act 1990.

Background

On 18 March 2015 full planning permission (ref. 2014/4385/P) at the Site was granted for the following:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6 - 13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.”

Subsequent to this, a Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the following:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle

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parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

A Section 73 application (ref. 2018/3682/P) was submitted on 7 August 2018 for the following and is currently pending:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent’s Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”

This application is expected to be determined shortly and should this be permitted in advance of this NMA, the NMA would need to be instead linked to the updated planning permission which would be ref. 2018/3682/P.

Proposed Amendments

This application proposes the following alterations, which are considered non-material to the overall proposals at the site:

- Changes to the design of the glazing at the lower ground floor level commercial frontage along the north east elevation including the omission of a louvered screen fixed externally to the glazing and additional doors providing access to the amenity space;
- Changes to the design of the balustrading and handrail at the external staircase including the omission of glass panels and bronze balustrading replaced with a hit and miss powdered coated profile and solid brick to match balustrades and handrails in all other locations;
- Replacement sub-station doors.

The alterations are explained in full within the accompanying design statement.

Application Documentation

In accordance with the London Borough of Camden’s requirements, this application is accompanied by the following documents:

- Non-material amendment application form;
- Red line site location plan;
- Design Pack, prepared by Hutchinson and Partners;
- Approved drawings pack, prepared by Hutchinson and Partners;
- Proposed drawings, prepared by Hutchinson and Partners; and
- Drawing Schedule, included as appendix A of this letter, prepared by Gerald Eve LLP.

This application is being submitted via planning portal (ref. PP-08264273) and the requisite application fee of £254.00, which includes the payment processing fee will be paid via BACs under the planning portal payment reference number.

We trust that this is acceptable and look forward to receiving confirmation that the application has been validated. Should you have any queries, please contact Marnie Sommariva (020 7518 7257) of this office.

Yours sincerely

A handwritten signature in black ink that reads "Gerald Eve LLP". The signature is written in a cursive, slightly slanted style.

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Enc. As above