

DP4002/CB/NH

9th March 2020

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Dear Seonaid,

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON, W1T 4RN
APPLICATION UNDER SECTION 96A FOR NON-MATERIAL AMENDMENTS TO PLANNING
PERMISSION 2017/4306/P**

On behalf of our client, 1921 Mortimer Investments Limited, ('the Applicant'), we hereby submit an application for a non-material amendment to planning permission reference: 2017/4306/P under Section 96a of the Town and Country Planning Act (1990), for the following;

'Application for non-material amendments to planning permission 2017/4306/P for the redevelopment of Arthur Stanley House, the amendments include alterations to the internal layouts of the residential and commercial areas and amendments to the fenestration, alongside other non-material internal and external changes, and the variation of Condition 2 Approved Plans.'

As the detailed design and the initial works on site have progressed, it has become necessary to make a series of non-material amendments to the scheme as consented. These amendments enhance the design of the scheme where possible, and include alterations to the layout of the residential units, the WC and utility room and showers, alongside amendments to the fenestration and other non-material changes. These amendments have been previously discussed with Camden during the pre-application meeting that took place on the 27th of November 2019. During this meeting and documented within the formal feedback received by Camden to date, it has been confirmed that officers are happy that the proposed amendments are both non-material, and acceptable.

This application also seeks to amend Condition 2 (Approved Plans) of planning permission 2017/4306/P, so that the consented drawings can be superseded with the revised design.

Background

Planning Permission 2017/4306/P was granted by the London Borough of Camden (LBC) on the 30th of August 2018 for the following:

'Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a



change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.’’

To date, all pre-commencement conditions have been discharged and the first phase of works on site are taking place. This permission has not previously been the subject of any amendment applications; however it has now become necessary to formalize a series of non-material amendments through this Application. As aforementioned, these amendments seek to enhance the scheme where possible, whilst ensuring consistency with the detailed design progression.

The Application

Alongside this covering letter, please find enclosed the following information in support of this application:

- Application forms and certificates, duly signed and dated;
- Updated planning drawings to replace and supersede the currently approved drawings as identified within the drawing schedule below, prepared by AHMM.

The amendments sought through this application are documented in full within the drawings prepared by AHMM and submitted in support of this application, however an overview is provided below:

- Internal alterations to the office and residential layouts, including the commercial WC and utility room, with the introduction of two additional showers;
- Alterations to the fenestration of the commercial and residential aspects of the building;
- Alterations to the plant screen;
- Alterations to the height of the doors on the east elevation.

As aforementioned, the above amendments were discussed during a pre-application meeting with Camden on the 27th of November 2019. Within the formal feedback received on the 28th of December 2019, it was confirmed that these amendments are considered non-material and acceptable. In addition, the enlargement of the windows and the provision of two additional showers, amongst other amendments, were considered to be an improvement to the scheme by LBC, expressing this within the feedback.

Variation of Condition 2 Approved Plans

It is proposed that Condition 2 Approved Plans is amended, to include the revised set of drawings pursuant to this application. The table below outlines the relevant drawings and reference numbers as consented, and the proposed drawings which will supersede them.

Drawing Title	Drawing Consented Under 2017/4306/P	Revised Drawing as per NMA
Proposed Site Plan	15068_(00)_P091 P03	15068_(00)_P091 P04
Basement B2 Floor Plan Proposed Plan	15068_(00)_P098 P03	15068_(00)_P098 P04
Lower Ground B1 Floor Plan Proposed Plan	15068_(00)_P099 P03	15068_(00)_P099 P04
Ground Floor Plan Proposed Plan	15068_(00)_P100 P03	15068_(00)_P100 P05



First Floor Plan Proposed Plan	15068_(00)_P101 P03	15068_(00)_P101 P04
Second Floor Plan Proposed Plan	15068_(00)_P102 P03	15068_(00)_P102 P04
Third Floor Plan Proposed Plan	15068_(00)_P103 P03	15068_(00)_P103 P04
Fourth Floor Plan Proposed Plan	15068_(00)_P104 P03	15068_(00)_P104 P04
Fifth Floor Plan Proposed Plan	15068_(00)_P105 P03	15068_(00)_P105 P04
Sixth Floor Plan Proposed Plan	15068_(00)_P106 P03	15068_(00)_P106 P04
Seventh Floor Plan Proposed Plan	15068_(00)_P107 P03	15068_(00)_P107 P04
Eight Floor Plan Proposed Plan	15068_(00)_P108 P03	15068_(00)_P108 P04
Roof Plan Proposed Plan	15068_(00)_P109 P03	15068_(00)_P109 P04
Proposed GA Elevation Extended South Elevation	15068_(00)_P200 P03	15068_(00)_P200 P04
Proposed GA Elevation South Elevation	15068_(00)_P201 P03	15068_(00)_P201 P04
Proposed GA Elevation East Elevation	15068_(00)_P202 P03	15068_(00)_P202 P04
Proposed GA Elevation North Elevation	15068_(00)_P203 P03	15068_(00)_P203 P04
Proposed GA Elevation West Elevation	15068_(00)_P204 P03	15068_(00)_P204 P04
Proposed Bay Study South Elevation - Lower	15068_(00)_P220 P03	15068_(00)_P220 P04
Proposed Bay Study South Elevation - Upper	15068_(00)_P221 P03	15068_(00)_P221 P04
Proposed Bay Study North Elevation - Lower	15068_(00)_P222 P03	15068_(00)_P222 P04
Proposed Bay Study North Elevation - Upper	15068_(00)_P223 P03	15068_(00)_P223 P04
Proposed Bay Study South Elevation - Entrances	15068_(00)_P224 P03	15068_(00)_P224 P04
Proposed Bay Study East Elevation - Commercial Upper	15068_(00)_P225 P03	15068_(00)_P225 P04
Proposed Bay Study East Elevation - Residential Lower	15068_(00)_P230 P03	15068_(00)_P230 P04
Proposed Bay Study East Elevation - Residential Upper	15068_(00)_P231 P03	15068_(00)_P231 P04
Proposed GA Section Section A-A	15068_(00)_P301 P03	15068_(00)_P301 P04
Proposed GA Section Section D-D	15068_(00)_P302 P03	15068_(00)_P302 P04



Proposed GA Section Section B-B	15068_(00)_P303 P03	15068_(00)_P303 P04
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Summary

The amendments proposed by way of this NMA application have arisen as the detailed design of the scheme and works on site have progressed. In some instances, the amendments are considered to be enhancements to the scheme in its current form, and this view has been echoed by LBC throughout the pre-application process.

We trust the above information is sufficient for the application to be validated.

Should you have any queries or require any further information in respect of the above, please contact Nathan Hall or Chris Beard of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours sincerely,

DP9 Ltd