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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

19 March 2020

Our Reference: 20-064
Via PLANNING PORTAL

Dear Sir/Madam,

SECTION 96A, THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

1-6 CENTRIC CLOSE, LONDON, NW1 7EP

**NON MATERIAL AMENDMENT APPLICATION IN RELATION TO PLANNING PERMISSION
2016/6891/P**

We write on behalf of our client, Goswell Developments Limited, to submit an application for Non-Material Amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 (as amended) to amend planning permission 2016/6891/P, granted on 29 September 2017.

Planning permission was granted under application 2016/6891/P on 29 September 2017 for the following development:

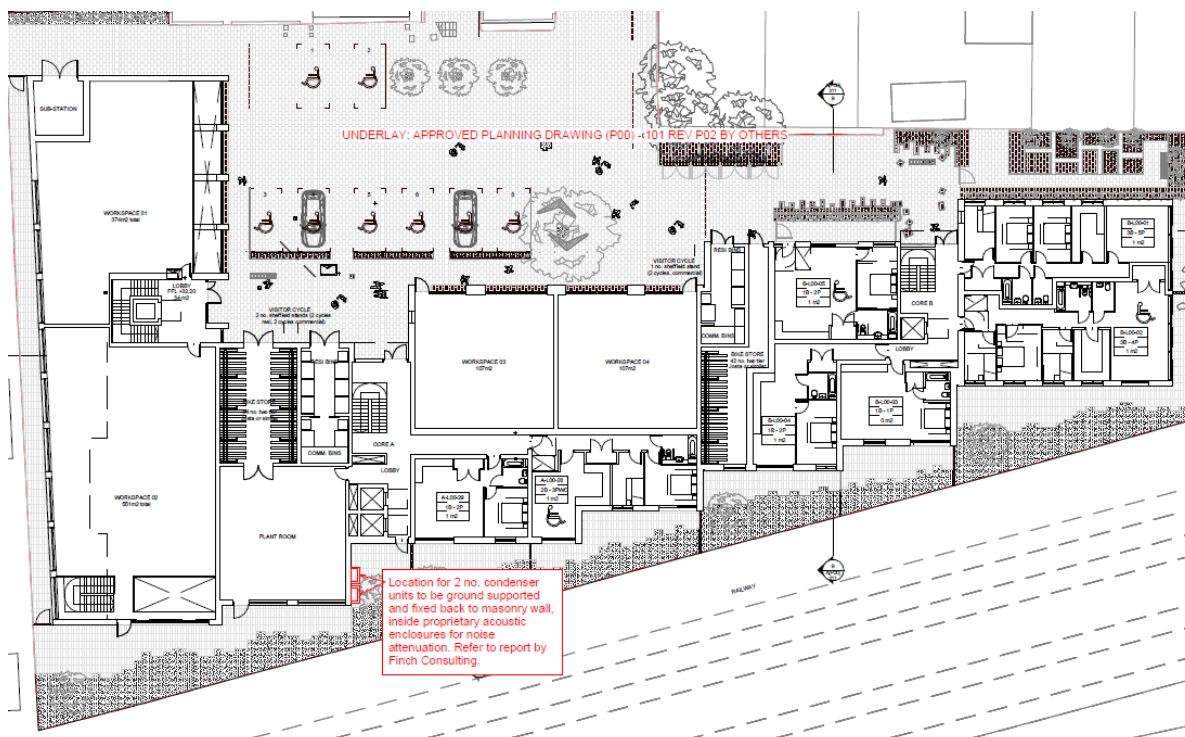
“Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.”

This application seeks to amend the revised approved drawings listed in condition 2 of the permission to show an additional 2 x air conditioning units on the rear elevation at ground floor level to serve the commercial premises.

a. The proposed amendment

The proposed amendment is in relation to the commercial units within the approved development.

The approved development did not make any provision for air conditioning to the commercial units and, as a result, the Applicant is now seeking to install 2 x air condition units on the rear elevation of the scheme. This location is selected as it allows the plant to be located away from principal elevations and also away from nearby residential apartments. The proposed location of the plant is shown on the plan below.



It is noted that Condition 9 attached to the consent provides the relevant noise requirements that all approved plant of the development needs to comply with. As the development is still under construction, it is proposed to amend the approved development through a Section 96A non-material amendment in order for the 2 x air conditioning units to form part of the approved plant of the development. The Applicant would then be able to install the air condition units as part of their fit out of the commercial premises in accordance with the acoustic requirements of Condition 9.

In order to demonstrate to officers that the provision of plant in this location would be acceptable in line with Condition 9, a Plant Noise Impact Assessment has been carried out. The assessment demonstrates that the proposed AC units can achieve the requirements of Condition 9 of at least 10dB below the background noise levels at the nearest sensitive noise receptor. The report recommends that this is achieved through the use of acoustic enclosures. These acoustic enclosures would also provide the benefit of a reduced visual impact and superior design outcome.

As such, the proposed ground floor plan and rear elevation from the approved plans on the consented scheme have been updated to reflect this non-material amendment noting the location of the 2 x additional air conditioning units. These are included within this application and it is proposed that the wording of Condition 2 is altered to reflect these new drawings.

b. The proposed additional drawings

The proposed additional drawings to be added to the granted planning permission 2016/6891/P, that show the location of the proposed air conditioning units are enclosed within this application. These are:

- **H535_200309 SK01- West Elevation**
- **H535_200309 SK02- South Elevation**
- **H535_200309 SK03- Section B-B**
- **H535_200309 SK04- Ground Floor Plan**

- **H535_200309 SK05- Section A-A (1)**
- **H535_200309 SK06- Section A-A (2)**
- **WS_0304- Air Conditioning Plan**

c. The Application Package

The application has been submitted via the Planning Portal and comprises:

- Completed application form for a non material amendment;
- Cover letter, prepared by Icen Projects Ltd;
- Plant Noise Impact Assessment Letter, prepared by Finch Consulting;
- Approved drawings 16041_A_(P00)_223rev P01; 16041_A_(P00)_220 rev P01; 16041_A_(P00)_301 rev P01; 16041_A_(P00)_101 rev P03, 16041_A_(P00)_310 rev P01, 16041_A_(P00)_300 rev P01
- Proposed drawings: H535_200309 SK01; H535_200309 SK02; H535_200309 SK03; H535_200309 SK04; H535_200309 SK05, H535_200309 SK06, WS_0304

The £234.00 fee was paid when submitting this application via the Planning Portal. We would be grateful if you could please issue a receipt.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Lewis Westhoff on 020 3640 1024 (lwesthoff@iceniprojects.com) or Alice Hawkins on 020 3958 6122 (ahawkins@iceniprojects.com) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.
As listed above