

DP4002/CB/NH

18th March 2020

Seonaid Carr
Development Planning
London Borough of Camden
5 Pancras Square
London

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Ms Carr,

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON, W1T 4RN
APPLICATION UNDER SECTION 73 FOR MINOR-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 minor-material amendments to planning permission reference: 2017/4306/P under Section 73 of the Town and Country Planning Act (1990), for the following:

'Application for minor-material amendments to planning permission 2017/4306/P for the redevelopment of Arthur Stanley House, the amendments include the inclusion of full length windows within the lightwell at basement level, and amendments to the massing of the north and west elevations with the provision of replacement drawings in substitution for those referenced in Condition 2.'

As the detailed design and the initial works on site have progressed, necessary minor alterations to the approved scheme have been identified. A pre-application meeting was held with the London Borough of Camden (LBC) to discuss these changes on the 27th of November 2019. Following this meeting, LBC provided formal feedback on the amendments they considered to be non-material, and those they considered to be minor-material. As such, this S73 application is being submitted concurrently to an S96a NMA application submitted on the 9th of March 2020 (Ref. 2020/1219/P) which seeks approval for the aforementioned non-material amendments.

This S73 application seeks approval for two minor amendments to the scheme as consented, comprising the Tottenham Street lightwell windows at basement level, and the massing of the north and west elevations at the rear of the building. The amendments proposed are considered to be enhancements to the scheme overall, and officers were supportive of the amendments during the pre-application discussions, pursuant to the relevant supporting documentation being submitted.

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seeks to amend Condition 2 (Approved Plans) of planning permission 2017/4306/P, so that the consented drawings can be superseded with the revised design.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 S73 application incorporates the non material amendments promoted under the pending NMA. Due to the nature of the non-material changes proposed within the NMA application, and the positive formal feedback received on these changes from LBC, we anticipate the NMA application will have been approved by the time this S73 application is determined.

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;
- Structural Planning Report, prepared by Heyne Tillett Steel;
- Ground Movement Assessment Addendum, prepared by CGL (enclosed within the Structural Planning Report).

The principle amendments sought via this S73 application are outlined below, however are detailed in full within the AHMM drawing pack and supporting documents submitted alongside this application.

- **Tottenham Street Lightwell:** It is proposed that the windows within the basement level lightwell fronting Tottenham Street will be increased to full length windows, consistent with the rest of the façade. This will enable a greater amount of natural light to permeate into the office floorplate at basement level and create a better working environment for those occupying this space. This amendment was supported by officers during the pre-application discussions that were held, and they noted it would improve the office environment at basement level. The HTS and CGS reports submitted alongside this application confirm the excavation required to facilitate the additional glazing will cause no damage to Tottenham Street or any other location, and are acceptable in policy terms.
- **North and West Elevation Massing:** It is proposed that the massing at the rear of the building on the northwest corner of the building will be enhanced, to create a visually cleaner building envelope that is better suited to its context. Additionally, this allows for the rationalisation of the floorplates at levels 3-7 and improves the construction safety in terms of buildability.

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 minor-material, subject to the relevant supporting information being submitted.

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. These drawings build upon the drawings currently pending within the NMA application as



discussed previously in this letter. 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 / NMA Application	Revised Drawing as per S73
Proposed Site Plan	15068_(00)_P091 P04	15068_(00)_P091 P05
Basement B2 Floor Plan Proposed Plan	15068_(00)_P098 P04	15068_(00)_P098 P05
Lower Ground B1 Floor Plan Proposed Plan	15068_(00)_P099 P04	15068_(00)_P099 P05
Ground Floor Plan Proposed Plan	15068_(00)_P100 P05	15068_(00)_P100 P06
First Floor Plan Proposed Plan	15068_(00)_P101 P04	15068_(00)_P101 P05
Second Floor Plan Proposed Plan	15068_(00)_P102 P04	15068_(00)_P102 P05
Third Floor Plan Proposed Plan	15068_(00)_P103 P04	15068_(00)_P103 P05
Fourth Floor Plan Proposed Plan	15068_(00)_P104 P04	15068_(00)_P104 P05
Fifth Floor Plan Proposed Plan	15068_(00)_P105 P04	15068_(00)_P105 P05
Sixth Floor Plan Proposed Plan	15068_(00)_P106 P04	15068_(00)_P106 P05
Seventh Floor Plan Proposed Plan	15068_(00)_P107 P04	15068_(00)_P107 P05
Eight Floor Plan Proposed Plan	15068_(00)_P108 P04	15068_(00)_P108 P05
Roof Plan Proposed Plan	15068_(00)_P109 P04	15068_(00)_P109 P05
Proposed GA Elevation Extended South Elevation	15068_(00)_P200 P04	15068_(00)_P200 P05
Proposed GA Elevation South Elevation	15068_(00)_P201 P04	15068_(00)_P201 P05
Proposed GA Elevation East Elevation	15068_(00)_P202 P04	15068_(00)_P202 P05
Proposed GA Elevation North Elevation	15068_(00)_P203 P04	15068_(00)_P203 P05
Proposed GA Elevation West Elevation	15068_(00)_P204 P04	15068_(00)_P204 P05
Proposed Bay Study South Elevation - Lower	15068_(00)_P220 P04	15068_(00)_P220 P05
Proposed Bay Study South Elevation - Upper	15068_(00)_P221 P04	15068_(00)_P221 P05
Proposed Bay Study North Elevation - Lower	15068_(00)_P222 P04	15068_(00)_P222 P05
Proposed Bay Study North Elevation - Upper	15068_(00)_P223 P04	15068_(00)_P223 P05



Proposed Bay Study South Elevation - Entrances	15068_(00)_P224 P04	15068_(00)_P224 P05
Proposed Bay Study East Elevation - Commercial Upper	15068_(00)_P225 P04	15068_(00)_P225 P05
Proposed Bay Study East Elevation - Residential Lower	15068_(00)_P230 P04	15068_(00)_P230 P05
Proposed Bay Study East Elevation - Residential Upper	15068_(00)_P231 P04	15068_(00)_P231 P05
Proposed GA Section Section A-A	15068_(00)_P301 P04	15068_(00)_P301 P05
Proposed GA Section Section D-D	15068_(00)_P302 P04	15068_(00)_P302 P05
Proposed GA Section Section B-B	15068_(00)_P303 P04	15068_(00)_P303 P04

Summary

The amendments proposed by way of this S73 application have arisen as the detailed design of the scheme and works on site have progressed. The amendments are considered to be enhancements to the scheme in its current form, and build upon the principles established under the currently pending NMA application.

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