

DP4771/PEH/TH

27<sup>th</sup> July 2020

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Dear Jonathan,

**MOUNT PLEASANT – LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE, MOUNT PLEASANT, GOUGH STREET AND CALTHORPE ST, CAMDEN, WC1**

**APPLICATION FOR NON-MATERIAL AMENDMENTS (SECTION 96A) IN RESPECT OF PLANNING PERMISSION REF. 2013/3807/P (AS AMENDED)**

#### **PHASE 1/BLOCK A**

On behalf of our client Taylor Wimpey Central London (TWCL), please find enclosed with this letter an application made through Section 96a of the Town and Council Planning Act (1990) (TCPA) for non-material amendments to planning permission ref. 2013/3807/P (as amended).

The development permitted by the permission, granted on 30<sup>th</sup> March 2015, is as follows:

*“Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx. 196 spaces) cycle parking, residential cycle parking (431 spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works”*

The proposed amendments relate to detailed design development for Block A which is currently under construction and have been developed through detailed consultation with planning and design officers at the Council. The changes can be summarised as falling into two broad categories:

1. Those arising as a result of the fire strategy review, such as updates to entrance door designs or introduction of a small number of localised louvred ventilation spandrel panels.
2. Coordination with interior design – updates to the A6 Main Entrance doors and to the Level 04 terrace fenestration/doors.

Full details of the proposed amendments are set out within the enclosed pack of proposed drawings prepared by Broadway Malyan. A marked-up set of the drawings has been provided for information purposes which bubbles each amendment proposed and provides a brief explanation as to why, while a 'clean' set without the bubbles has been provided for approval/to supersede the previously approved drawings as listed in the relevant section of the application form.

As set out in Planning Practice Guidance 'Flexible options for planning permissions', new issues may arise after planning permission has been granted, which require modification of the approved proposals. An application for non-material amendments is an option open to applicants to amend a proposal that has planning permission, providing the local planning authority is satisfied that the amendments sought are non-material.

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under Section 96a of the Act, on the planning permission as originally granted. There is no statutory definition. Whether a proposed amendment is a non-material amendment is case specific, due to the individual nature of each development. Each scheme and proposed amendment will need to be considered on its own merits, but a general test is whether or not changes would result in the development becoming contrary to planning policies or impact upon one or more important material considerations in the determination of the application.

The proposals do not affect the overall architecture or appearance of the building and result in minor changes to the consented elevations of Block A only. There are no internal amendments proposed nor changes to the approved floorspace, residential units or mix, affordable housing or the commercial units. For these reasons, the proposals do not give rise to any new planning or environmental considerations, nor do they result in any material changes to considerations had during the determination of the original planning application.

### **Structure of the submission**

This submission comprises an application under Section 96a of the Town and Country Planning Act 1990 to seek the Council's confirmation that proposed amendments to planning permission ref. 2013/3807/P are approved as non-material. The submission proposes to replace a number of the currently approved planning drawings to reflect the design development that has occurred.

Below is a summary of the documents which have been submitted in relation to the application:

- Completed application form;
- Proposed planning drawings for approval to replace and supersede the relevant approved drawings as identified within the relevant section of the application form, including detailed drawings of the proposed louvres in four windows on the Mount Pleasant elevation;
- Proposed planning drawings with the amendments identified with mark ups for information only.
- Consented drawings for information.

We look forward to receiving confirmation of receipt and validation of the application. Should you require any further information, please contact Tom Hawkey of this office at the above address.

Yours sincerely,

DP9 Ltd

**DP9 Ltd**

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