

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ



Sent via Planning Portal

Dear Sir or Madam

10 Gate Street, London, WC2A 3HP
Application for Non-Material Amendment

We have been instructed by our client, Hilolim Mayfair Ltd, to submit an application under section 96a to make some very modest amendments to the design of the Ground Floor element of the previously approved scheme, as detailed below.

Planning History

Planning permission was previously granted in on 19 July 2018 under LPA reference 2017/4062/P for the erection of a seven storey rear extension in association with change of use of office (B1a) at second floor to fifth floor levels and restaurant (A3) at basement, ground and first floor levels to residential use and flexible A1/A3 use at lower ground and ground floor level.

Reason for Proposed Minor Amendments

A change in legislation following the Grenfell tragedy and a more forensic look at the construction of the ground floor and in particular the entrance and the provision of cycle storage within the basement area and how this would sit within current building control guidance and fire regulations has necessitated the need for modest amendments to the ground floor of the building.

The Building Controller and the Fire Officer have advised that the consented entrance to the residential units would not be compliant with Part M of the Building Regulations. In addition, the storage of bikes within the residential lobby would create a unsatisfactory fire risk due to the bikes causing a potential obstruction to the exit of the building in case of an emergency. The changes required to the lobby to create an acceptable and building regulation complaint entrance/exit has necessitated the modest relocation of the residential access onto street level. This in turn has required the relocation of the bin store and the cycle storage. It is now proposed to provide

cycle storage for each unit within the unit in order to ensure that cycle storage is still provided.

The changes required to the cycle storage and the need to provide a wider DDA compliant residential access at Ground Floor Level, have resulted in the need to modestly amend the location of the residential access (to facilitate the wider opening) and as a direct result alter the location of bin storage. With regard to the latter, the bin storage will remain enclosed and of high quality in terms of appearance and materials as previously approved. These minor changes are shown on the plans forming part of this application.

Please note that the above changes do not result in any change to the number of units provided or the number of cycle spaces so should not affect any financial obligations, or any other material planning considerations.

The drawings that show the above changes are as follows:

- 1907-LS-18-002_P1 - Proposed Elevation West
- 1907-LS-PL-100_P1 - Proposed Ground Floor

These changes are only modest in nature and as they do not demonstrably affect the overall visual appearance of the flats, the number of units provided or the height of the flats. Accordingly, we consider that the changes could be addressed through the submission of this S96a application (Non-Material Amendment).

Yours Sincerely

A handwritten signature in black ink, appearing to read 'K Crowder-James'.

Karen Crowder-James

Director

karen@contourplanning.com