

DP5329/TS/CB  
19/08/2020

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Dear Patrick

## **SECTION 73 APPLICATION TO AMEND PLANNING PERMISSION 2019/6274/P**

### **31-37 WHITFIELD STREET**

DP9 Limited write on behalf of Aviva Investors Pensions Limited (the Applicant) in relation to the existing planning permission (Ref: 2019/6274/P) for the redevelopment of an existing office building, to propose a minor amendment to the application in accordance with Section 73 of the Town and Country Planning Act 1990.

The following information is submitted with the Section 73 Application to support the proposed amendments to the Planning Permission:

- Cover Letter;
- Application Form;
- Whitfield Street Proposed Summary Changes, prepared by Fletcher Priest Architects;
- Plant Noise Assessment Report, prepared by RBA Acoustics;
- Revised planning drawings; and
- Planning drawing register.

An application fee of £234 has been made online via the Planning Portal.

### **Background and context**

Planning permission was granted on 6 March 2020 for:

*External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level.*

The planning permission allowed for the currently vacant building to be brought back in to use as a office building. The planning permission enabled the entranceways to be improved and enhanced, improvements to the outdoor terraces on the upper floors and the installation of plant and screens at the roof level to service the building.



### **Proposed Changes subject to the Section 73 Application**

Following further detailed design and considerations for future office tenants, a number of minor changes are proposed to the approved design. A summary of the proposed changes are listed below and are further detailed in the information submitted with this application:

1. Changes to the access arrangement of Whitfield Street including the position of the building entrance, materiality and signage zones.

It is proposed to keep the building entrance in its original location. This is to improve the layout of the reception area internally. It is also proposed to change the materiality of the signage zone from the existing finish, to a terracotta panel with an integrated dry riser inlet. The purpose of the terracotta panel is to clearly highlight the entrance on Whitfield Street and to integrate the entrance with the colours used internally within the building.

2. Minor infill at the ground floor level on the Charlotte Street Level

It is proposed to construct a very small extension of the footprint to allow for an internal stair to link the ground floor level with level 1. The proposed extension will read as a continuation of the glazed frontage, to match the existing exterior. The proposed change will allow for improved circulation in the building.

3. Arrangement and finishes of the approach and external spaces adjacent to the Charlotte Street

Following discussions with UKPN a number of changes to the external area from Charlotte Street are required to accommodate a larger plant room. This requirement has led to a number of subsequent changes that are outlined within this letter, including the cycle parking provisions.

It is proposed to amend the levels within the alleyway from Charlotte Street to reduce the number of level changes to reach the entrance. A concealed lift is also proposed to be integrated into the alleyway to improve accessibility for wheelchair users. It is also proposed to introduce planting to this area as well as a painted metal mesh structure at the entrance to Charlotte Street to improve the overall arrival experience. A similar lightweight structure without the mesh is proposed to be extended through the courtyard.

The fire escape is also proposed to be replaced to ensure that the escape route complies with the current regulations. The approved plans showed two trees being planted in the courtyard near the fire escape. In order to maintain clear and unobstructed access, the courtyard is now proposed to be paved with smaller plants arranged to soften the space.

4. Changes to the cycle parking layout

As a result of the increased area required for the plant, part of the cycle parking spaces can no longer be accommodated within the courtyard.

The approved planning application included 30 parking spaces in total. The basement has been reconfigured to include all 30 spaces to ensure that there is no net loss of cycle parking provided on site. 6 Brompton Spaces are also provided in addition to the 30 full sized cycle parking spaces.



5. Amendments to the design of the entrance gate to Charlotte Street

Following further design refinement, the materiality of the entrance gate on to Charlotte Street is proposed to be adjusted to provide a more size appropriate representation of the address of the building. The slight amendment to the size of the doors is to reflect the addition of the mesh screening at the entranceway.

6. Extension of the roof top plant screen to accommodate the layout of building servicing plant.

Further development of the plant requirements and arrangements at the roof level has resulted in a number of the units protruding above the consented plant screen. The proposed development looks to increase the footprint and the height of the plant screen to completely conceal the plant equipment from the road and the neighbouring properties.

As demonstrated in the documentation submitted with the application, the changes to the plant screen, it is still not visible from the street.

In regard to noise, a Noise Assessment has been submitted with this Application. The Noise Assessment provides a full assessment of the new screen arrangement, noting that Conditions 4 and 5 are still able to be complied. As such, there will be no change in environmental effects generated from the roof plant from what was assessed for the original planning permission 2019/6274/P.

**Proposed Amendments to Condition 3**

It is proposed to amend Condition 3 to refer to the most up to date plans as outlined within the Planning Drawing List submitted with this application.

All other conditions remain as per the approved Planning Permission 2019/6274/P.

**Summary**

The proposed amendments are sought to enable the building to be brought back into use, with suitable entrances, access points, cycle parking and servicing. The proposed amendments are considered to be appropriate for consideration under Section 73 of the Town and Country Planning Act 1990.

We trust that the enclosed information is acceptable. If, however, you require further information or have any queries, please contact Tom Sweetman or Claire Booth at this Office.

Yours faithfully

DP9 Ltd.

**DP9 Ltd**