

Our Ref: LF/20068

28 August 2020

Mr B Farrant
Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

PP Ref: PP-09013941

Dear Mr Farrant

Variation of Condition Application to Facilitate Changes to the Approved Scheme, Allowing a Deliverable Development to Commence. Camden Methodist Church, 89 Plender Street, London, NW1 0JN.

We have the pleasure in enclosing an application to vary a planning condition pertaining to application reference 2016/6490/P, to facilitate the delivery of a deliverable scheme.

As detailed design work has progressed and full consideration has been given to the actual ability to construct the approved scheme, some changes have occurred that require this Variation of Condition application to be submitted.

The application seeks to vary condition no 2 of application 2016/6490/P. The proposed variation is as follows:

Condition 2 (existing)

The development hereby permitted shall be carried out in accordance with the following approved plans: (859_03/03/0219 P8; 0220 P8; 0221 P7; 0222 P7; 0223 P7; 0224 P7; 0225 P6; 0510 P6; 0511 P6; 0512 P6; 0513 P6; 0514 P6; 0253 P7; 0254 P7; 0255 P8; 0600 P6; 0601 P6; 0602 P6; 0603 P6; 0800 P2; 0801 P2; 0802 P2; 0803 P2; (859_03/01/0100 P1; 0219 P1; 0220 P1; 0221 P1; 0500 P1; 0501 P1; 0600 P1; 0601 P1; 0602 P1; 0603 P1; Deliverability and Viability Statement (November 2016); Planning Statement (November 2016); Operational Management Statement (16th November 2016); Plant Noise Assessment (17th November 2015); Heritage Statement (November 2016); Preliminary Risk Assessment (November 2016); Daylight and Sunlight Study (3rd November 2015); Covering Letting (25th November 2016); Design and Access Statement (November 2016); Construction Management Plan; Energy Strategy Report (dated 06/03/2017); Sustainability Statement (dated 03/03/2017) with 'Appendix A: Camden Methodist Church



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BREEAM Preassessment (v2); Preliminary Bat Roost Assessment Protected Species Survey (February 2017); Air Quality Assessment (March 2017).



Condition 2 (proposed)

The development hereby permitted shall be carried out in accordance with the following approved plans: (1127-MWA-ZZ-01-DR-A-05) 0220 P2; 0221 P2; 0222 P2; 0223 P2; 0224 P2; 0225 P2; 0226 P2; 0500 P2; 0501 P2; 0250 P1; 0251 P1; 0400 P2; 0401 P2; 0402 P2; 0403 P2; 0810; 0811; 0812; 0813; 04 4232 T1 LG.37; (859_03/01/)0100 P1; 0219 P1; 0220 P1; 0221 P1; 0500 P1; 0501 P1; 0600 P1; 0601 P1; 0602 P1; 0603 P1; Deliverability and Viability Statement (November 2016); Planning Statement (November 2016); Operational Management Statement (16th November 2016); Plant Noise Assessment (17th November 2015); Heritage Statement (November 2016); Preliminary Risk Assessment (November 2016); Daylight and Sunlight Study (3rd November 2015); Covering Letting (25th November 2016); Design and Access Statement (November 2016); Construction Management Plan; Energy Strategy Report (dated 06/03/2017); Sustainability Statement (dated 03/03/2017) with 'Appendix A: Camden Methodist Church BREEAM Preassessment (v2); Preliminary Bat Roost Assessment Protected Species Survey (February 2017); Air Quality Assessment (March 2017).

The changes in the plan reference numbers are made up as follows:

Approved	Proposed
03 0219 P8 Proposed Lower Ground Floor	05 0220 P2 Proposed Lower Ground Floor Plan
03 0220 P8 Proposed Ground Floor	05 0221 P2 Proposed Ground Floor Plan
03 0221 P7 Proposed Upper Floor Plan	05 0222 P2 Proposed First Floor Plan
03 0222 P7 Proposed First Floor Plan	05 0223 P2 Proposed Second Floor Plan
03 0223 P7 Proposed Second Floor Plan	05 0224 P2 Proposed Third Floor Plan
03 0224 P7 Proposed Third Floor Plan	05 0225 P2 Proposed Fourth Floor Plan
03 0225 P6 Proposed Roof Plan	05 0226 P2 Proposed Roof Plan
03 0510 P6 Proposed Sections AA	05 0500 P2 Proposed Long Section
03 0511 P6 Proposed Sections BB	05 0501 P2 Proposed Short Section
03 0512 P6 Proposed Sections CC	Removed
03 0513 P6 Proposed Sections EE	Removed
03 0514 P6 Proposed Sections DD	Removed
03 0600 P6 Proposed Plender Street Elevations	05 0400 P2 Proposed Front Elevation

03 0601 P6 Proposed Kings Terrace Elevations	05 0401 P2 Proposed West Elevation
03 0602 P6 Proposed Rear Elevation	05 0403 P2 Proposed Rear Elevation
03 0603 P6 Proposed Courtyard Elevation	05 0402 P2 Proposed East Elevation
03 0253 P7 Second FL UA Hotel Rooms	05 0250 P1 Proposed 3F UA Hotel Rooms
03 0254 P7 Third FL UA Hotel Rooms	05 0251 P1 Proposed 4F UA Hotel Rooms
03 0255 P8 Proposed Plan B1.19	04 4232 T1 LG.37 Bike and Bin Store
03 0800 Proposed Demo Plender Street Eleva	05 0810 Proposed Demo North Elevation
03 0801 Proposed Demo Kings Terrace Eleva	05 0813 Proposed Demo West Elevation
03 0802 Proposed Demo Rear Elevation	05 0812 Proposed Demo South Elevation
03 0803 Proposed Demo Courtyard Elevation	05 0811 Proposed Demo East Elevation
859_03/01/0100 P1 Site Location Plan	Not amended
859_03/01/0219 P1 Existing Lower Ground Floor Plan	Not amended
859_03/01/0220 P1 Existing Upper Ground Floor Plan	Not amended
859_03/01/0221 P1 Existing First Floor Plan	Not amended
859_03/01/0500 P1 Existing Section AA'	Not amended
859_03/01/0501 P1 Existing Section BB'	Not amended
859_03/01/0600 P1 Existing Plender St Elevation	Not amended
859_03/01/0601 P1 Existing King's Terrace Elevation	Not amended
859_03/01/0602 P1 Existing Rear Elevation	Not amended
859_03/01/0603 P1 Existing Courtyard Elevation	Not amended

The amendments to the plans can be summarised as follows:

Removal of Cortex Mesh at 4 th Floor.	Kingspan Insulated Wall and Roof Panel, or similar, to match original corten. Allows better durability and allows a complete finish in single material.
Omission of redundant window to rear elevation.	Inclusion of the window negates the ability to effectively deliver the internal bathroom.
Removal of LGF windows to front elevation.	Removal allows effective delivery of LGF WC's.
Omit Redundant Chimney to rear elevation	Ensures height remains no greater than existing and simplifies rear elevation detail.
Render to rear elevation	Render detail to rear elevation added to reflect existing built form.
Omission of side extension at LGF.	The ability to deliver this extension has become undeliverable due to construction constraints and risk to adjacent buildings. Internal re-configuration has therefore be undertaken to ensure there is no detrimental impact on the function of the church or breakfast accommodation.
Cornice removed on north east corner.	To reflect existing building design and enable the existing arrangement to be untouched.
Parapet addition removed	Parapet proposed to remain as existing to avoid brick match issue.
Omit 600mm gap between rooms and façade	Construction issue. Already approved under application 2019/6330/P
Section of roof removed to plant	Construction requirement. Noise Assessment submitted to demonstrate no noise impact results.
4th Floor windows and doors amended	To reflect external changes and better configuration for bedrooms.
Extract grilles added as required	For completeness.

We trust the above provides the necessary information to explain the extent of changes required to ensure this scheme remains deliverable and that the community can resume the use of the Church as soon as possible.

Should you require anything further please do not hesitate to contact me.

Yours sincerely



Liz Fitzgerald
Director