

## Application for a Non-Material Amendment – Rev B

### Ground & Basement Floor, 4 - 5 Centric Close

This application has been prepared by Daniel Watney LLP seeking a non-material amendment to application 2020/0187/P at 4-5 Centric Close, London, NW1 7EP.

Planning permission was granted on 2nd July 2020 for the *“alteration to the existing fenestration to side elevation (northern elevation); installation of a roof light above ground floor roof; and erection of plant including 5 x condenser units and an acoustic enclosure to the rear of the site at ground floor”*.

This application for a non-material amendment seeks to alter the arrangement of the external plant equipment and install the relevant routing, alongside the installation of louvres into the northern elevation.

This application seeks to secure the changes via non-material amendment. Submitted with this application are the following documents:

- Revised Ground Floor Plan - 361-BG-22381-M
- Updated Noise Impact Assessment, prepared by Spectrum;
- Revised Northern Elevation - TWI 19136 PLN 06 B

The key principles of the proposed development remain as consented under application 2020/0187/P. These amendments are required due to several logistical aspects associated with the build which arose during technical design associated with the construction and are discussed in greater detail below.

Non-material amendments are permissible under Section 96a of the Town and Country Planning Act. There is no statutory definition for non-material and therefore the amendments should be considered in the context of the overall scheme that has been approved.

The works will not give rise to any significant change in the external appearance of the building or the key principles of the development.

### Revised Plant Arrangement

The original planning application secured permission for the installation of an acoustic enclosure running along the western boundary of the site, adjacent to the railway as identified in Figure 1 below. Ahead of the implementation of the scheme, it became clear that this location clashed with some soft landscaping that the landlord was delivering as part of the wider redevelopment subject to planning permission 2016/6891/P.

Therefore the location of the enclosure itself needed to be reconfigured 90 degrees to run alongside the northern wall instead to accommodate both the enclosure and the soft landscaping works.

The enclosure is the same dimensions as that approved previously, it has simply rotated 90 degrees and still sits below the boundary walls so would not be visible from surrounding locations.

The detailed design also requires amendments to the refrigerant pipework running from the commercial unit to the acoustic enclosure.

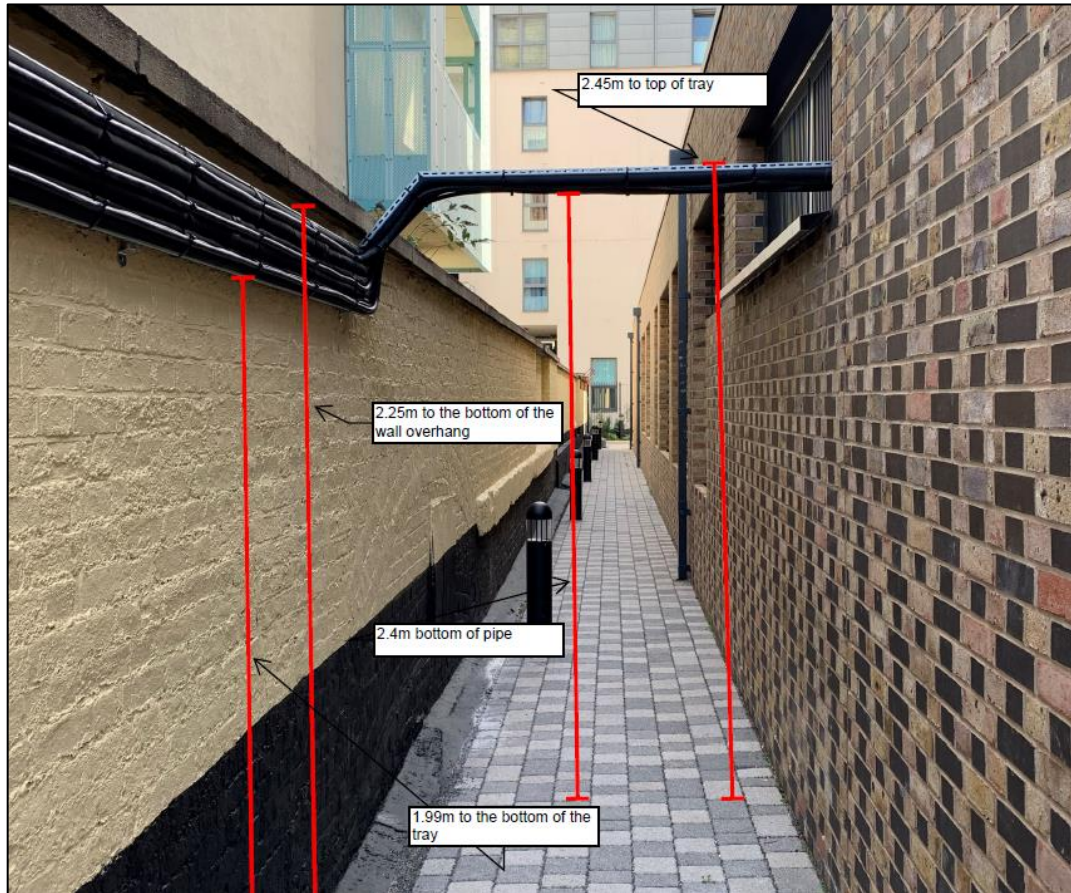
The original drawings attached to the permission stated that the pipework would run underground however the construction team were required to re-visit this for the following reasons and the preference now is to keep the pipework above ground level:

- Buried or underground piping on Heating, Ventilation and Air Conditioning (HVAC) systems is not recommended where it can be avoided;
- Refrigerant flood back: running refrigerant piping underground invites the accumulation of liquid refrigerant in both lines, especially the suction line, due to the cooling provided below ground level. Liquid in the suction line can cause liquid slugging at the compressor motor that ultimately destroys the compressor;
- The pipework is open to corrosion and leaks when underground. This is also an issue with accessibility and dealing with a leak should one arise.
- Refrigerant lines must be installed below the frost line. The depth required past the frost line depends on the amount of foot traffic that may pass over the line. In this case, the underground route is under a main fire escape. In the event of an emergency, 40+ persons may use this route as a means of escape.
- Load bearing trunking would also need to be installed in both a single piece and made watertight.
- The route is also encumbered by a manhole, assumed use as a rodding point for the internal/external drainage.

The several reasons identified above arose after planning permission was granted and have led to a re-design of the pipework system serving the AC enclosure.

It is now proposed that the 6 small pipes exit the building through the northern elevation, stepping up to 2.45m above ground level to cross the external walkway / emergency

access. This then arches down to the party wall, running along to the condensers at 2.35m above ground level hidden under the wall capping so not visible externally. The pipework will be clipped to tray running along this northern wall, all shown in the mark-up below.



The accompanying Noise Impact Assessment has been produced to assess the revised proposals and confirms that the amendment does not impact upon the amenity of neighbouring residential occupiers.

## Submission Documents

The following documents are submitted with this application for a non-material amendment:

- Application forms;
- Payment of £234 to be made via the planning portal;
- Revised Ground Floor Plan - 361-BG-22381-M
- Updated Noise Impact Assessment, prepared by Spectrum;
- Revised Northern Elevation - TWI 19136 PLN 06 C

These changes are considered to be non-material in the context of the type and scale of planning permission achieved under 2020/0187/P and in the overall appearance of the building.

We trust this allows for the validation and subsequent determination of the application, however if there are any queries, please do contact Michael Holloway of Daniel Watney LLP to discuss further.

## Drawing Schedule

<b>Plan / Drawing</b>	<b>Approved under 2020/0187/P</b>	<b>Revised?</b>
<b>Site Location Plan and Block Plan</b>	19136 PLN 01 rev A	<b>No</b>
<b>Proposed Block Plan</b>	19136 PLN 02 rev A	<b>No</b>
<b>Proposed North Elevation</b>	19136 PLN 06 rev B	19136 PLN 06 C
<b>Proposed Roof Plan</b>	19136 PLN 07 rev A	<b>No</b>
<b>Proposed Ground Floor Plan</b>	19136 PLN 08 rev C	361-BG-22381-M
<b>Proposed West Elevation</b>	19136 PLN 10 rev B	<b>No</b>
<b>Condenser Details</b>	QAL5496-57-M02 rev B	<b>No</b>