

London Borough of Camden  
Planning Department  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

28 January 2021

Dear Sir or Madam,

**Re – Section 73 Minor material amendment to Condition No. 2 (Approved Plans) of planning permission ref: 2014/1731/P**

**for: Erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels.**

**At: St. Johns Wood Care Centre, 48 Boundary Road, London, NW8 0HJ**

Arora Management Services Ltd acting as agent for Rainbow Care Group Limited is hereby applying to amend the above extant planning permission to make minor amendments to the approved plans. The application has been submitted via the Planning Portal (ref: PP-09411564).

The submission comprises:

- This covering letter
- Application form
- CIL Questions form
- Planning fee in the sum of £234 which has been paid electronically via the portal
- Green Roof Load Analysis report
- Design & Access Statement
- Amended drawings:
  - 175-L(20)-304-PL1 - General Arrangement Fourth Floor As Proposed
  - 175-L(10)-400-PL1 - Existing Building Section
  - 175-L(20)-400-PL1 - Proposed Building Section
  - 175-L(10)-304-PL1 - Existing Roof Floor Plan
  - 175-L(20)-30R-PL1 - General Arrangement Roof Floor Plan As Proposed
  - 175-L(10)-500-PL1 - Existing Building Elevation 1 & 2
  - 175-L(20)-500-PL1 - Proposed Building Elevation 1 & 2
  - 175-L(10)-501-PL1 - Existing Building Elevation 3 & 4
  - 175-L(20)-501-PL1 - Proposed Building Elevation 3 & 4

Of the approved drawings below, those to be superseded are crossed through and those to be retained are highlighted yellow:

- L3075-901
- L3075-70-F
- ~~L3075-71-F~~
- ~~L3075-72-E~~
- ~~L3075-73-D~~
- ~~L3075-74-A~~
- ~~L3075-75-E~~
- ~~L3075-76-B~~
- L3075-77
- L3075-80
- L3075-81
- L3075-82
- ~~Design and Access Statement (Revision A)~~
- Heritage Statement
- Sustainability Report and Daylight and Sunlight Report

The application proposes a number of amendments to the approved plans as follows:

- The footprint of the additional floor is marginally altered by changes to the setbacks of the 3 sections of wall forming the approved south elevation. The easternmost section would be set-back a further 1.5m, the centre section would be set further forward by 1.2m and the westernmost section would remain unchanged.
- The internal layout of the new floor is reconfigured to provide modern fit-for purpose care home accommodation that meets the needs of the operator and residents as well as current care standards, with no change to the number of new bedrooms (10) but ancillary areas increased to provide improved services and amenities.
- Minor changes to proposed elevations to remove some windows and match dimensions by the using the same architectural language as the existing building.

The submitted Design & Access Statement provides more detail to the amendments and the user benefits from the reconfiguration proposed.

It considered that the proposal does not amount to a substantial or fundamental modification to the original permission nor necessitate a change to the

description of the original permission. It therefore constitutes a minor material amendment under section 73 of the Act. The extant consent represents a realistic fallback option that can and will be implemented if the proposed amendments cannot be agreed. This would represent a poor outcome in terms of the residents living in the home as they would miss out on the improved services and amenities available with the S73 proposals.

Further information has been submitted in respect of the potential green roof (condition 4 of the extant permission) following detailed assessment by CS Consulting Group. Their report confirms that the existing building is load sensitive in terms of its existing structure and foundations, with the existing top floor beams lacking capacity for the weight of a green roof, over and above that of the proposed additional floor incorporating a lightweight roof structure. The additional weight of the new floor and a green roof would increase load by 20% which is beyond the anticipated capacity of the existing foundation substructures.

#### Extant Permission

The existing planning permission for the extension (ref: 2014/1731/P) remains extant due to appropriate implementation of the permission in March 2018 prior to expiry of the 3-year time limit applying to the permission. The implemented works involved material operations installing glazed balustrades which formed part of the approved development and were commenced prior to expiry of the permission in accordance with all required pre-commencement conditions, S106 and CIL payments as confirmed by the Council's records. The glazed balustrading was installed in March 2018 on the upper floor terraces (3 floors) of the south elevation (western end). Works invoices, programme, email confirming completion, letter to Council confirming proposed start of works and photographs in respect of the works are available if required. The new owners of the property are fully satisfied that the 2015 permission was appropriately implemented and is therefore extant.

I trust that the enclosed information is sufficient to enable registration of this application but if you have any questions or require further information please do not hesitate to contact me.

Yours sincerely

*Tim Jurdon*

Head of Planning

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