

DP4002/CB/NH

2nd February 2021

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Dear Mr. Fowler,

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON, W1T 4RN
APPLICATION UNDER SECTION 96A FOR NON-MATERIAL AMENDMENTS TO PLANNING
PERMISSION 2020/1547/P**

On behalf of our client, 1921 Mortimer Investments SARL, ('the Applicant'), we hereby submit an application for a non-material amendment to planning permission reference 2020/1547/P under Section 96a of the Town and Country Planning Act (1990). The application seeks to enhance the office accommodation from the consented position, through creating a triple height space achieved through cutting away part of the slab at ground floor level and seeks to amend the glazing located within the rear lightwell on the north elevation.

This application also seeks to amend Condition 2 (Approved Plans) of planning permission 2020/1547/P, so that the consented drawings can be superseded with the revised design.

The amendments to the glazing located within the rear lightwell on the north elevation were informally issued to LBC on the 11th of January 2021 and no objections were raised.

Background

Planning Permission 2017/4306/P was granted by the London Borough of Camden (LBC) on the 30th of August 2018 for the following:

“Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.”

Following this, a Section 73 application for minor material amendments (ref. 2020/1547/P) was granted by LBC on the 8th of January 2021, for the following:

“Variation of condition 2 (approved plans) of planning permission 2017/4306/P dated 30/08/18 (for refurbishment of the existing eight storey Arthur Stanley House, reconfiguration of the seventh floor and



extension at the rear of the building and construction of a four storey plus basement new build element to the rear to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) and 10 residential units) namely amendments to the lightwell windows at basement level on Tottenham Street and massing of the north and west elevations to the rear of the building’

It is the above permission that this NMA application now seeks to amend. Two previous NMA applications have been approved in respect of the development. The first of which (ref. 2018/5242/P) permitted an alteration to the timing of the submission of landscaping details and was approved on the 2nd of November 2018. Following this a separate NMA was approved (ref. 2020/1219/P) on the 9th of April 2020, which permitted alterations to internal layouts, alterations to the fenestration of commercial and residential uses, alterations to plant screen and alteration to height of doors on east elevation.

The Application

Alongside this covering letter, please find enclosed the following information in support of this application:

- Application forms and certificates, duly signed and dated;
- Arthur Stanley House Revised Lower Floors Design Document, prepared by AHMM;
- Updated planning drawings to replace and supersede the currently approved drawings as identified within the drawing schedule below, prepared by AHMM.

The amendments sought through this application are documented in full within the drawings and design document prepared by AHMM and submitted in support of this application, however an overview is provided below.

- **GF Slab Amendments:** The architects have identified an opportunity to improve the light levels to the lower ground floors by creating a triple height space within the office element of the scheme, through the cutting away of part of the slab at ground floor level. This will enhance the office floorplates at lower levels and enable greater amounts of natural light to permeate into the floorplates.
- **Lightwell Glazing Amendments:** The glazing surrounding the office entrance within the rear lightwell on the north elevation has been amended to create a cleaner façade and will also allow greater levels of natural light to permeate into the office floorplates.
- **Drawing label changes:** Following the discharge of the GP Surgery Marketing Plan pursuant to Clause 4.10.3 of the Section 106 Agreement the revised floorplans omit the drawing labels stating ‘Office/GP Surgery’ and supersede them with labels stating ‘Office’ for good order.

Variation of Condition 2 Approved Plans

It is proposed that Condition 2 Approved Plans is amended, to include the revised set of drawings pursuant to this application. The table below outlines the relevant drawings and reference numbers as consented, and the proposed drawings which will supersede them.

| Drawing Title | Drawing Consented Under 2020/1547/P | Revised Drawing as per NMA |
|------------------------------------------|-------------------------------------|----------------------------|
| Basement B2 Floor Plan Proposed Plan | 15068_(00)_P098 P05 | 15068_(00)_P098 P06 |
| Lower Ground B1 Floor Plan Proposed Plan | 15068_(00)_P099 P05 | 15068_(00)_P099 P06 |



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|--------------------------------------------|---------------------|---------------------|
| Ground Floor Plan Proposed Plan | 15068_(00)_P100 P06 | 15068_(00)_P100 P07 |
| First Floor Plan Proposed Plan | 15068_(00)_P101 P05 | 15068_(00)_P101 P06 |
| Proposed GA Elevation North Elevation | 15068_(00)_P203 P05 | 15068_(00)_P203 P06 |
| Proposed Bay Study North Elevation - Lower | 15068_(00)_P222 P05 | 15068_(00)_P222 P06 |
| Proposed GA Section Section D-D | 15068_(00)_P302 P05 | 15068_(00)_P302 P06 |

Summary

The amendments proposed by way of this NMA application are sought to enhance the office floorplates from the consented position, through the creation of the triple height space and amendments to the glazing to enable greater amounts of natural light to permeate into the office floorplates. It is considered that these amendments are non-material in nature, and as such can be formalised through Section 96a.

We trust the above information is sufficient for the application to be validated. Should you have any queries or require any further information in respect of the above, please contact Nathan Hall or Chris Beard of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours sincerely,

DP9 Ltd