

REF: R00031/MR/BH/TJ

FAO: Kristina Smith
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

2nd July 2021

Dear Kristina,

**APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2020/3219/P
140-146 CAMDEN STREET, NW1 9PF**

I write on behalf of our client, Elebro Ltd, to submit a Non-Material Amendment to planning permission LPA Ref. 2020/3219/P granted on 17th March 2021 for the "Variation of condition 2 (approved plans) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping".

Proposed Amendments to the Scheme (LPA Ref. 2020/3219/P)

It should be noted that this application seeks to make the following non-material amendments:

1. The change of use of a small area (1137.7 m2) of the residential lobby area (Use Class C3) to commercial floorspace (Use Class E) at ground floor;
2. The introduction of a further secondary access to the commercial space along Bonny Street. This is proposed to be located where a void exists, through the introduction of a double door and removal of the void; and
3. Increased railing heights at the terraces on the roof levels.

This site has been subject to discussions as part of the Post Approval Agreement (PAA) relating to LPA reference 2014/7908/P, subsequent Section 73 application 2017/1407/P, a further Section 73 application 2019/5155/P and a final Section 73 application 2020/3219/P for the introduction of balconies at the site. The full planning history is set out further in this letter. Importantly, the approach to seeking permission for the change of use of a small element of the residential lobby (Use Class C3) to commercial floorspace (Use Class E), introduction of a further secondary access to the commercial floorspace along Bonny Street, and proposed increase in railing heights through a non-material amendment application was agreed on 31st March 2021 with LB of Camden Planning Officer Kristina Smith.

Approach to NMA Application

As set out above, the proposals involve the introduction the change of use of the small residential lobby area to commercial floorspace, which will pose no change to the overall footprint or floorspace of the building, a further secondary access to the commercial space along Bonny Street, and an increase in railing heights at

the terraces at roof level which will have no adverse effect on the appearance of the building when viewed as a whole.

As set out in the DCLG guidance 'Greater flexibility for planning permissions' there is no statutory definition of 'non-material' as this is dependent on the context of the overall scheme, since what may be non-material in one context may be material in another. It is important to note that the internal change of use from a residential lobby area to commercial floorspace, and the associated other external minor amendments will not materially change the design of the proposal consented under LPA Ref. 2020/3219/P. Thus, we respectfully request that the Council permits this non-material amendment to LPA Ref. 2020/3219/P.

Planning Considerations

1. Principle of Change of Residential Floorspace to Commercial Floorspace

Part A of Policy H3 'Protecting Existing Homes' of the Adopted Camden Local Plan (2017), states that that "the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace". However, it is important to note that the approved residential lobby area (under LPA Ref. 2020/3219/P) is 'ancillary' not 'habitable' residential floorspace, therefore the proposed amendment would not result in the loss of habitable residential floorspace. Furthermore, it should be noted that throughout the wider development there is a generous level of high-quality ancillary residential floorspace already provided. Therefore, overall, it is considered that this amendment to the scheme is acceptable.

2. Additional Commercial Entrance on Bonny Street

Policy C6 'Access for All' of the Adopted Camden Local Plan (2017) sets out the council's expectations for "all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all". It should be noted that the principle of commercial access along Bonny Street has already been established under LPA Ref. 2019/5155/P. Therefore, this application seeks to improve what has already been consented by introducing a further secondary access point to the commercial space and increase and improve accessibility to the commercial floorspace. This amendment to the scheme will result in the removal of the void, however, the commercial floorspace at basement level already benefits from large voids which allow natural light to the space, therefore the removal of this small void along Bonny Street is considered acceptable.

3. Railings

Policy D1 'Design' of the Adopted Camden Local Plan (2017) states that "the Council will seek to secure high quality design in development". The proposed railings as part of this NMA application to LPA Ref. 2020/3219/P seek to improve the overall aesthetic of the consented building along the roof terraces and thus will have no adverse impact on the appearance of the building as a whole.

Conclusion

In summary, this application seeks planning permission for the change of use of a small element of the residential lobby (Use Class C3) to commercial floorspace (Use Class E), the introduction of a further

secondary access to the commercial floorspace along Bonny Street, and proposes an increase in railing heights. As aforementioned, the approach to the submitting a non-material amendment application was agreed on 31st March 2021 with LB of Camden Planning Officer Kristina Smith.

Scope of the NMA Application Submission

The below documents have been submitted to the planning portal in support of this submission:

- This covering letter prepared by ROK Planning;
- The completed application forms;
- The required fee of £234.00;
- Site Location Plan at 1:1000 @A3;
- Site Plan at 1:500 @A3;
- Drawing Issue List prepared by Chassay + Last Architects (dated June 2021);
- Set of Approved Drawings prepared by Chassay + Last Architects (dated June 2021) under LPA Ref. 2020/3219/P granted on 17th March 2021:
 - Proposed Lower Floor Plan (drawing no. D-CSC3-A112-Rev.J) @1:200 @A3;
 - Proposed Ground Floor Plan (drawing no. D-CSC3-A113-Rev.N) @1:200 @A3;
 - Proposed South and West Context Elevation (drawing no. D-CSC3-A211-Rev.L) @1:500 @A3;
 - Proposed North and East Context Elevation (drawing no. D-CSC3-A212-Rev.O) @1:500 @A3;
 - Proposed West Elevation (drawing no. D-CSC3-A213-Rev.N) @1:200 @A3;
 - Proposed South Elevation (drawing no. D-CSC3-A214-Rev.M) @1:200 @A3;
 - Proposed East Elevation (drawing no. D-CSC3-A215-Rev.O) @1:200 @A3;
 - Proposed North Elevation (drawing no. D-CSC3-A216-Rev.N) @1:200 @A3;
 - Proposed Section AA (drawing no. D-CSC3-A311-Rev.J) @1:200 @A3;
 - Proposed Section BB (drawing no. D-CSC3-A312-Rev.J) @1:200 @A3;
 - Proposed Section CC (drawing no. D-CSC3-A313-Rev.L) @1:200 @A3;
 - Proposed Section DD (drawing no. D-CSC3-A314-Rev.O) @1:200 @A3;
 - Proposed Section EE (drawing no. D-CSC3-A315-Rev.F) @1:200 @A3;
- Set of Proposed Drawings prepared by Chassay + Last Architects (dated June 2021):
 - Proposed Lower Floor Plan (drawing no. D-CSC3-A112-Rev.K) @1:200 @A3;
 - Proposed Ground Floor Plan (drawing no. D-CSC3-A113-Rev.O) @1:200 @A3;
 - Proposed South and West Context Elevation (drawing no. D-CSC3-A211-Rev.M) @1:500 @A3;
 - Proposed North and East Context Elevation (drawing no. D-CSC3-A212-Rev.P) @1:500 @A3;
 - Proposed West Elevation (drawing no. D-CSC3-A213-Rev.O) @1:200 @A3;
 - Proposed South Elevation (drawing no. D-CSC3-A214-Rev.N) @1:200 @A3;
 - Proposed East Elevation (drawing no. D-CSC3-A215-Rev.P) @1:200 @A3;
 - Proposed North Elevation (drawing no. D-CSC3-A216-Rev.O) @1:200 @A3;
 - Proposed Section AA (drawing no. D-CSC3-A311-Rev.K) @1:200 @A3;
 - Proposed Section BB (drawing no. D-CSC3-A312-Rev.K) @1:200 @A3;
 - Proposed Section CC (drawing no. D-CSC3-A313-Rev.M) @1:200 @A3;
 - Proposed Section DD (drawing no. D-CSC3-A314-Rev.P) @1:200 @A3; and
 - Proposed Section EE (drawing no. D-CSC3-A315-Rev.G) @1:200 @A3.

I trust that you have all the information you require for the submission of this NMA application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe

Director

ROK Planning

T: 0773 0064234

E: matthew.roe@rokplanning.co.uk