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

For the attention of David Peres Da Costa
By Email

Dear David,

Minor material amendment to planning application 2020/0424/P for the installation of refuse and cycle stores at Kiln Place Estate, Camden.

Please find enclosed a minor material amendment (MMA) to planning permission 2020/0424/P (the '**Extant Permission**') for minor alterations to the location of the cycle stores and description of development. This MMA does not propose any changes to the location of the refuse stores. For context, the parent application of the Extant Permission is 2014/6697/P, as amended by 2016/26/51/P, 2017/4471/P and 2019/4473/P (the '**Original Permission**'). The application is submitted on behalf of the London Borough of Camden (the '**Applicant**').

This amendment is submitted in accordance with Section 73 of the Town and Country Planning Act (1990) as amended.

Proposed minor material amendments

The Site has a complex planning history, with a series of non-material and minor amendments alongside full planning applications having been made over the course of a number of years in relation to the Original Permission. The location of the cycle stores was originally permitted through the approval of details of Condition 9, attached to the Original Application. The discharge of the condition was approved in July 2020 (application reference 2017/3806/P). The approved location was then amended through the minor-material amendment (2019/4473/P), therefore forming part of the Original Permission. Further, the Extant Permission approved the relocation of the cycle stores further through a full application. This MMA seeks to further amend the location of the cycle store as approved through the Extant Permission.

Location of Cycle Stores

The Extant Permission permits one of the cycle stores to be located at the Lambie Street entrance to Kiln Place, with two further stores located to the south west of 65-80 Kiln Place. This MMA seeks to relocate the two stores currently approved at 65-80 Kiln Place. It is proposed that one is moved to the





south west of the playground, opposite the Metrostor bin stores (1x 6 cycle store) and the other moved to accompany the currently approved cycle store at Lambie Street (2x4 cycle store in total). This will provide 14 cycle store spaces on site.

The proposed change is in relation to the relocation of the cycle stores currently approved at 65-80 Kiln Place only.

Description of development

The description of development of the Extant Permission is as follows:

“Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bikehangers) to the south east of playground, and associated works”.

It makes reference to the location of the cycle stores being to the south east of the playground. Therefore, this MMA needs to amend the description of development such that it omits the location of the cycle stores. The proposed description of development is as follows:

“Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bikehangers) and associated works”.

Updated Plans

This application will require a minor material amendment to the Extant Permission to supersede the following drawings listed in most recent condition 2 of the Extant Permission:

- Kiln Place Ground Floor Plan (116_L_002-FP Rev A)
- Proposed Site (116_P_01P FP Rev A)
- Site Location 116_P_00X FP

This submission comprises:

- Completed application form;
- Covering letter; and
- Proposed Site (116_P_01P FP Rev C)
- Proposed Ground Floor Plan (116_L_002-FP Rev C)



- Proposed Site Plan inc. roof plan (116_P_01P FP Rev D)
- Existing and Proposed elevations (116_E_17 FP Rev D)
- Existing and proposed elevation 02 (116_E_02 Rev G)
- Proposed partial ground flood (116_L_001 Rev X)

Justification

The layout of the site has been subject to detailed discussion with residents, through the body of the Tenants and Residents Association (TRA). The TRA have expressed concern regarding the location of the cycle stores currently approved to be installed at 65-80 Kiln Place, particularly in relation to anti-social behaviour. The relocation of the cycle stores to the aforementioned locations will ensure better natural surveillance of the cycle stores and are therefore more appropriate locations.

The walkway between the playground and 97-104 Kiln Place is of sufficient width to ensure that the route will not be obstructed by the placement of the cycle store in this location.

The cycle store proposed at the Lamble Street entrance has the benefit of the principle of the location being acceptable, given the previous approval of the location for one of the cycle stores.

This application has been submitted via the Planning Portal and the requisite £234 application has been paid.

Next Steps

We trust that the enclosed information is sufficient to enable the minor material amendment to be promptly registered and validated, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

Becky Smith
Planner

enc. As above



cc. Poppy Carmody-Morgan (Associate Director, Quod)
Tali Sternfein (Development Manager, London Borough of Camden)
Fai Byfield (Development Officer, London Borough of Camden)