

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

Date: 19th January 2022
Our reference: I1079870

Dear Patrick,

7A, B & C Bayham Street, London, NW1 0EY | Non-Material Amendment to Planning Permission Ref. 2020/5647/P

On behalf of our client, Camden Lifestyle (UK) Limited, we hereby submit an application for a Non-Material Amendment ('NMA') under Section 96a of the Town and Country Planning Act 1990, to Planning Permission ref. 2020/5647/P, at 7ABC Bayham Street, London, NW1 0EY.

In addition to this Covering Letter, the following is submitted alongside this application:

- Approved Proposed South Elevation (A-110 – 002 P2)
- Revised Proposed South Elevation (A-110 – 002 P3)
- Approved Proposed Section AA (A-120-001 P3)
- Revised Proposed Section AA (A-120-001 P4)
- Approved Proposed Section CC (A-120-003 P3)
- Revised Proposed Section CC (A-120-003 P4)

The requisite planning application fee (£234) has been paid via the Planning Portal. The Planning Portal reference number for this submission is PP-10552377.

Background

Planning permission (ref. 2018/3647/P) was originally granted for the redevelopment of 7ABC Bayham Street on 28th August 2020. The description of development was as follows:

“Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use”.

A subsequent Section 73 application (ref. 2020/5647/P) was approved on 19th January 2022. This application secured a number of amendments to ref. 2018/3647/P, including alterations to internal layouts, minor external elevation updates, changes to the approved energy strategy, and the omission and revision of a number of planning conditions and Section 106 obligations.

The description of development was as follows:

“Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning

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permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use)."

Camden Lifestyle (UK) Limited is currently in the process of discharging conditions relating to this permission.

Non-Material Amendments Sought

The non-material amendments sought within this application relate to:

- The installation of a new door on the southern elevation, to facilitate access between 7ABC Bayham Street and the courtyard between 3, 5, 7 Bayham Street and 48-56 Bayham Place. Our client has an operational interest in the adjacent property and a doorway between the sites would provide logistical and operational efficiencies.
- The installation of a flue above the approved life-safety generator. The flue is necessary in order to operate the generator, which will only be used during an emergency (if there has been a loss of power) and when tested. The proposed flue has been located in the least sensitive and intrusive location.

Proposed Drawings

Table 1, below, identifies the which drawings approved under ref. 2020/5647/P need to be replaced as part of this application, to allow for the above changes.

Table 1: Approved and Proposed Plans

Drawing Title	Existing Drawing no.	Proposed Drawing no.
Proposed South Elevation	A-110 – 002 P2	A-110 – 002 P3
Proposed Section AA	A-120-001 P3	A-120-001 P4
Proposed Section CC	A-120-003 P3	A-120-003 P4

Summary

The NMA application seeks amendments to planning permission ref. 2020/5647/P. The Non-Material Amendments sought are shown on the accompanying proposed plans and the reasons for the amendments are outlined in this letter.

The proposed amendments are required following further consideration of the detailed design of the scheme, and to ensure that the development meets the operational needs of the future occupiers.

These amendments are considered non-material in the context of the Full Planning Permission.

We trust that the information provided satisfied the submission requirements and that the application can be validated without delay. Should you require anything further, do not hesitate to contact me on the details below.

Yours sincerely,



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