

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

Dear Elaine

## **22-26 VINE HILL, 7 WARNER YARD AND 14 ROSEBERY AVENUE, LONDON, EC1R 5DZ: S73 APPLICATION TO VARY CONDITION 3 OF 2021/1150/P**

Please find enclosed, on behalf of our client, Vine 1 & Vine 2 Limited, an application under S73 of the Town and Country Planning Act (1990) (as amended) to vary Condition 3 of planning permission 2021/1150/P in respect of proposals at 22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue.

### **The Site**

The site is located towards the southern boundary of the London Borough of Camden bounded by Vine Hill, Rosebery Avenue and Warner Yard. The site comprises of three different units, 22-26 Vine Hill, 14 Rosebery Avenue and 7 Warner Yard.

The demises form part of the basement levels of an Edwardian purpose-built block of residential flats and extends onto the brick vaulted arches underneath Rosebery Avenue and newer extension onto Vine Hill.

An application was submitted in April 2021 for:

*“External alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 no. air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works”.*

Planning permission was granted on the 05<sup>th</sup> October 2021 under the application ref. 2021/1150/P.

Condition 3 attached to the planning permission states:

*“The development hereby permitted shall be carried out in accordance with the following approved plans:*

*1134\_PL-S-00 rev P1; 1134\_PL-EX-RF rev P1; 1134\_PL-EX00 rev P1; 1134\_PL-EE-01 rev P1; 1134\_PL-EE-02 rev P1; 1134\_PL-EE-03 rev P1; 1134\_PL-GA-RF rev P2; 1134\_PL-GA-00 rev P1; 1134\_PL-GE-01 rev P1; 1134\_PL-GE-02 rev P1; 1134\_PL-GE-03 rev P1; 1134\_PL-GA-10 rev P2; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 10th March 2021; Design and Access Statement prepared by Buckley Gray Yeoman dated 10/03/2021 and Design and Access Statement Addendum prepared by Buckley Gray Yeoman dated 06/07/2021.”*

This application proposes the variation of this condition to allow amendments to the approved drawings and documents including:

- Changes to the proposed louvres and window configuration
- Changes to the proposed condensers and updated Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 16 December 2021. This concludes that the proposed plant continues to be acceptable and would not give rise to any issues of amenity.

Therefore it is suggested that Condition 3 should be varied as follows:-

*“The development hereby permitted shall be carried out in accordance with the following approved plans:*

*1134\_PL-S-00 rev P1; 1134\_PL-EX-RF rev P1; 1134\_PL-EX00 rev P1; 1134\_PL-EE-01 rev P1; 1134\_PL-EE-02 rev P1; 1134\_PL-EE-03 rev P1; 1134\_PL-GA-RF ~~rev P2~~ rev P4; 1134\_PL-GA-00 ~~rev P1~~ rev P2; 1134\_PL-GE-01 ~~rev P1~~ Rev P3; 1134\_PL-GE-02 ~~rev P1~~ Rev P2; 1134\_PL-GE-03 ~~rev P1~~ Rev P2; 1134\_PL-GA-10 rev P2; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated ~~10th March 2021~~ 16 December 2021; Design and Access Statement prepared by Buckley Gray Yeoman dated 10/03/2021 and Design and Access Statement Addendum prepared by Buckley Gray Yeoman dated 06/07/2021.”*

It is considered that the proposed changes are very minor and are in keeping with the approved scheme and for these reasons it is considered the proposals are acceptable.

I trust that the enclosed information is sufficient to validate the application, but please contact me on the details at the top of the letter if you require any further information.

Yours faithfully



**Caroline McIntyre MRTPI**