

Our ref: JN/KJ/25540

Your ref: PP-11102161

Date: 8 March 2022

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO: Kate Henry

Dear Kate

**NON-MATERIAL AMENDMENT (SECTION 96A) TO PLANNING PERMISSION 2013/5947/P
THE GREENWOOD CENTRE, GREENWOOD PLACE & HIGHGATE DAY CENTRE, LONDON NW5**

On behalf of GML (Highgate Road), please find enclosed an application for the non-material amendment (Section 96A) to planning permission ref. 2013/5947/P at the above site. Planning permission was granted on 18 June 2014 for the:

“Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.”

Following discussions with officers, this application seeks to amend the approved description of development. This letter outlines the proposed amendment, the rationale and assesses it against planning policy and other material considerations.

This application seeks to revise the description of development in order to enable a S73 (minor material amendment) application to take place. Accordingly, it is proposed to amend the description as follows (with deletions in red and additions in green):

“Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a ~~part 5 part 7 storey~~ residential mixed-use development at Highgate Road ~~comprising 42 residential units (including 8 supported affordable housing units)~~ and a 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (~~Classes A1/A3/B1/D1~~ Class E) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.”

Non-material amendments to planning permissions are secured through Section 96A applications. The NPPG outlines that the Council must be satisfied that the amendment sought is non-material in order to grant a Section 96A amendment. However, there is no statutory definition of ‘non-material’ as it will be dependent on the context of the overall scheme (ref: 17a-002-20140306). It further confirms that a Local Authority must have regard to the effect of the change, together with any previous changes made under a Section 96A (ref: 17a-008-20140306).

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The London Borough of Camden's (LBC) Development Plan comprises the London Plan (2021), Camden Local Plan (2017), and other supporting planning guidance documents (SPGs).

The proposed revisions to the description of development pursuant to planning permission ref. 2013/5947/P are considered to be non-material and so can be secured through a Section 96A application.

Accordingly, the following documents have been submitted:

- Planning Application Form & Certificates; and,
- Site Location Plan.

The planning application fee has been calculated to be £234, which has been paid online via. the Planning Portal.

We look forward to receiving confirmation of the application's validation. Should you have any queries please do not hesitate to contact me on the details below.

Yours sincerely,

Jorge Nash

Principal Planner

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for RPS Consulting Services Ltd

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