

11th April 2022

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Dear Patrick,

70-86 ROYAL COLLEGE STREET, LONDON, NW1 0TH

APPLICATION FOR NON-MATERIAL AMENDMENTS UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RESPECT OF PLANNING PERMISSION REF: 2020/0728/P

On behalf of our client, Rocco Ventures Limited ('the Applicant'), we hereby apply for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 for changes to the list of Approved Plans (Condition 2) set out in the Decision Notice of Full Planning Application Ref: 2020/0728/P.

Full Planning Permission Ref: 2020/0728/P, approved on 3rd February 2021 the following development:

Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).

Following this approval, the scheme has been progressing through detailed design and technical review sufficient to allow for its operation as a healthcare facility – which has resulted in required updates to the design. The Applicant considers these updates to be non-material in nature sufficient that they can be addressed by a Section 96a Non-Material Amendment to the Approved Plans (Condition 2) of Ref: 2020/0728/P - to update the set of plans, sections and elevations otherwise approved.

The Applicant has engaged with LB Camden prior to submission of this application in order to present the design updates and agree both the non-materiality of the changes in principle and the proposed procedure for securing these changes. This engagement included a pre-application meeting held on 11th June 2021; followed by correspondence dated 15th July and 26th August 2021 in which LB Camden confirmed the acceptability of the Section 96a process in light of the non-material changes being proposed.

A summary of these changes is set out below, with more detail on the extents set out in the enclosed Design and Access Statement:

- Amendments to extents of the basement (with reduced slab thickness) and piling extended to redline boundary of street
- Amendments to internal arrangements
- Clarification of expressed elevation frame
- Changes to screens and entrance door
- Main core increased depth
- Changes at roof level including removal of rooflights, increased PV area and amendments to parapet heights; core size, escape and pavilions
- Amendments to rear windows, including core lobby windows

Drawings aside, as part of the original Application Ref: 2020/0728/P a suite of technical documents were included and approved. Non-material as the above and enclosed changes are, the conclusions and scopes of these technical documents remain fully extant and therefore do not require amending or resubmitting.

Submission

This application comprises the following documents that have been submitted online via the Planning Portal:

- Signed and dated application forms;
- Design and Access Statement
- Consented Architectural Drawing Pack (for information)
- Proposed Architectural Drawing Pack (for approval)
- Drawing Schedule of Superseded and Proposed Drawings

The requisite application fee of £234.00 has been paid online via Planning Portal.

No previous non-material amendments have been made to this planning permission by way of Section 96a and so there is no cumulative materiality to consider. We consequently request that the Council considers whether the proposed amendments are non-material.

We trust that the application is in order and look forward to receiving your confirmation of receipt and validation. Should you require further information, please contact Andrew Lightstone of this office.

Yours sincerely,



DP9 Ltd