

PD10919/PB/LH/AN

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28 April 2022

Planning Department  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

Dear Sir/ Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
ORT HOUSE, 120-126 ALBERT STREET, LONDON, NW1 7NE  
PLANNING APPLICATION UNDER SECTION 96A FOR A NON-MATERIAL AMENDMENT TO LPA REF. 2017/5071/P**

On behalf of our client, The World ORT Trust, please find enclosed an application which seeks planning permission under Section 96a of the Town and Country Planning Act (1990) for a non-material amendment in respect of planning permission ref. 2017/5071/P, which was approved by London Borough of Camden (LBC) on 25 July 2018 in relation to the redevelopment of ORT House ("the Site"), as amended 2020/1359/P.

In light of detailed design development and construction, various non-material amendments are proposed to the planning permission. These changes are illustrated in the accompany plans submitted alongside this application.

**Administrative Matters**

This application has been submitted in electronic format via the Planning Portal (PP-11217184) and comprises the following information:

- Covering letter (this letter);
- Planning Application Forms; and
- Revised plans, sections and elevations.

The application fee of £266.20 (Including the Planning Portals £32.20 Admin Charge) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) (As Amended) and this has been paid directly by the applicant at the time of submission.

**Background**

On 25 July 2018, planning permission was granted (ref. 2017/5071/P) for the following development in respect of the above Site:

*"Enlargement and refurbishment of existing building (Class B1a) including extension at second and third floor level, excavation of lightwells to front and rear, alterations to ground floor front fenestration and installation of new plant at lower ground floor level."*

This planning permission was granted subject to a number of planning conditions, in addition to a Section 106 legal agreement. Following the above referenced application receiving full planning permission, a subsequent application was approved under reference 2020/1359/P to change condition 3 for various non-material amendments.

## Amendments Sought

In the period following the original application (ref: 2017/5071/P) and subsequent Non-material Amendments application (ref: 2020/1359/P) receiving planning permission, the detailed design of the scheme has progressed in order to commence the construction phase of development. As the construction progresses, it has become apparent that a series of minor alterations are required to the scheme.

The nature and extent of the proposed amendments are minimal, the details of which are summarised in the following sections.

### 1. Replacement Gate

A new gate off Arlington Road is proposed to meet the security, amenity and inclusive design requirements associated with the new standalone office building which is now accessed directly from Arlington Road. This will comprise a pedestrian gate to allow pedestrians ease of access; reduce the noise of the present gate as experienced by existing residents and satisfy requirements prescribed by the Disability Discrimination Act (1995).

To mitigate noise impacts and preserve amenity, it is proposed that the new gates be mounted on anti-vibration fixings to prevent noise transfer. To ensure security is optimised and access is controlled, the gate will be operated by key fobs for both office users and Arlington Road residents.

### 2. Minor amendments to Elevations

The building elevations have been updated to address discrepancies between the existing and the previously approved plans. The proposed east elevation now correctly reflects the existing window and mullion layout which was depicted incorrectly on the original planning application drawings (2017/5071/P). For completeness, this is not a proposed change, it simply seeks to regularise the plans to correctly illustrate the existing elevation.

### 3. Reduction in Service riser height.

During development of the construction design, the existing water tank, located adjacent to the new wall between the Arlington Road and Albert Street elements has proven to be redundant. On this basis it is proposed that the brickwork be reduced in height by 1.29m to match the height of the new roof parapet.

### 4. Amendment to Lift Overrun

As a result of the building division between Albert Street and Arlington Road, the Arlington Road aspect requires a new service core which includes a fully compliant lift. The resultant lift overrun will be 500mm with plan dimensions of 2.7mx2.4m. The lift overrun structure will be located 4.3m from the building parapet on the East elevation and will not have a detrimental visual impact.

The approved drawings to be replaced by the non-material changes proposed under this submission are as follows:

Drawing Title	Approved Drawing Reference	Proposed Drawing Reference
East Elevation	090 PA 15	090 PA 15 Rev C
Section AA	090 PA 16 Rev A	090 PA 16 Rev C
Proposed Elevation North	090 PA 17 Rev A	090 PA 17 Rev B

This application also seeks permission for a new element to the scheme in the form of a new front gate, to which the following plans relate:

<b>Drawing Title</b>	<b>Proposed Drawing Reference</b>
Proposed Plan Front Gate	090 PA 516
Proposed Elevation Front Gate	090 PA 515

### **Summary and Conclusions**

The non-material amendments subject of this application relate directly to the scheme, approved under planning reference 2017/5071/P. The proposed amendments have resulted from the continued detailed design and construction process for the development.

The proposed amendments seek to resolve discrepancies between minor existing details depicted incorrectly on the approved plans in addition to meeting design and security requirements which have recently become apparent. Given the minor nature and extent of alterations, the proposed changes do not materially affect the external character or appearance of the approved building and are therefore not considered to be material.

We trust the submitted information is sufficient to validate the application. If you have any outstanding queries on this matter, please contact Lauren Hawksworth ([lauren.hawksworth@montagu-evans.co.uk](mailto:lauren.hawksworth@montagu-evans.co.uk)) or Amran Nagra ([amran.nagra@montagu-evans.co.uk](mailto:amran.nagra@montagu-evans.co.uk)) of this office in the first instance.

Yours faithfully,



**Montagu Evans LLP**