

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

Date: 18th May 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 drawings are submitted alongside this application:

- Approved Proposed Basement Floor (A-100-098 P2)
- Revised Proposed Basement Floor (A-100-098 P3)
- Approved Proposed Lower Ground Floor (A-100-099 P2)
- Revised Proposed Lower Ground Floor (A-100-099 P3)
- Approved Proposed Ground Floor (A-100-100 P3)
- Revised Proposed Ground Floor (A-100-100 P4)
- Approved Proposed First Floor (A-100-101 P3)
- Revised Proposed First Floor (A-100-101 P4)
- Approved Proposed Second Floor (A-100-102 P2)
- Revised Proposed Second Floor (A-100-102 P3)
- Approved Proposed Third Floor (A-100-103 P1)
- Revised Proposed Third Floor (A-100-103 P2)
- Approved Proposed East Elevation (A110-001 P6)
- Revised Proposed East Elevation (A110-001 P7)
- Approved Proposed West Elevation (A110-003 P4)
- Revised Proposed West Elevation (A110-003 P5)
- Approved Proposed North Elevation (A110-004 P3)
- Revised Proposed North Elevation (A110-004 P4)
- Approved Proposed Section AA (A120-001 P4)

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- Revised Proposed Section AA (A120-001 P5)
- Approved Proposed Section CC (A120-003 P4)
- Revised Proposed Section CC (A120-003 P5)
- 1783 PL Drawing Issue Sheet

The requisite planning application fee (£234) has been paid via the Planning Portal. The Planning Portal reference number for this submission is PP-11265618.

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 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).”

A Non-Material Amendment (Ref. 2022/0214/P) to planning permission Ref. 2020/5647/P was approved on 3rd May 2022 for the following:

“Non-material amendments to planning permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022, (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use) namely to install an extract flue at first floor level and new ground floor doorway on southern elevation.”

Camden Lifestyle (UK) Limited has implemented the above planning consent, and 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:

1. Amendments to Parapet – 2/4 King Terrace

The parapet located next to the 2/4 King Terrace party wall has been recessed 170mm back towards our site, so that access to the adjacent property would not be needed for the construction of this parapet wall. Enough space between the parapet and the neighbours wall has been allowed for the drainage system.

2. Amendments to Party Wall – 9 Bayham Street

The wall and the parapet located on the north party wall, next to 9 Bayham Street, on the third level has been slightly recessed back towards our site by 150mm. This is so that access to the 9 Bayham Street would not be needed for construction. Consequently, the works could be carried out from our site only (with enough space between the wall and parapet, and the neighbours wall for the drainage system).

3. Amendments to External Stairs

Subject to further design development, the external stairs have been slightly amended, and rationalised at basement levels (matching the layout and aligning the landings on these levels). These stairs have been made independent from

the internal structure of the building in order to avoid cold bridging and waterproofing issues. On the first floor to second floor, a new intermediate landing has been introduced to increase the number of steps and slightly raise the landing of the stairs that gives access to the generator room roof (increasing the headroom in that area).

The doors that give access to the external stairs have been amended as a consequence of the above amendments, and to comply with Building Regulations.

The windows shown on the Basement 0 to the external stairs courtyard have been rationalised and amended following detailed design (as shown in Section AA).

On the Ground Floor, the reception window to the external stairs courtyard has been reduced to avoid clashing with the relocated bathroom, facilitating privacy from the external stairs.

Finally, the landing on the external stairs that give access to the roof has been slightly moved in order to increase the headroom in the guestroom bathroom located underneath.

4. Updates to Reflect NMA Ref. 2022/0214/P

As requested during the determination of Ref. 2022/0214/P, the Ground Floor Plan has been updated to include the amended Ground Floor doorway shown on the approved South Elevation. In addition, the First Floor Plan has been updated to reflect updates to the generator room (as approved under Ref. 2022/0214/P, and shown in Approved Section AA).

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 Basement Floor	A-100-098 P2	A-100-098 P3
Proposed Lower Ground Floor	A-100-099 P2	A-100-099 P3
Proposed Ground Floor	A-100-100 P3	A-100-100 P4
Proposed First Floor	A-100-101 P3	A-100-101 P4
Proposed Second Floor	A-100-102 P2	A-100-102 P2
Proposed Third Floor	A-100-103 P1	A-100-103 P2
Proposed East Elevation	A-110-001 P6	A-110-001 P7
Proposed West Elevation	A-110-003 P3	A-110-003 P4
Proposed North Elevation	A-110-004 P3	A-110-004 P4
Proposed Section AA	A-120-001 P4	A-120-001 P5
Proposed Section CC	A-120-003 P4	A-120-003 P5

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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