

PD10919/PB/LH/AN

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31 May 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 a detailed design development, a non-material amendment is proposed to the planning permission. The proposed new canopy is illustrated in the accompany plans submitted alongside this application.

**Administrative Matters**

This application has been submitted in electronic format via the Planning Portal (PP-11298726) 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 for various non-material amendments.

### Amendment 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. In moving forward, the applicant has determined that a canopy structure is required above the new doorway on the proposed east elevation.

The nature and extent of the proposed amendment is minimal with limited impact on the visual appearance of the east elevation of the buildings. Full details are summarised in the submitted drawings.

The new canopy sought measures 90cm x 225cm. It will be a powder coated metal, fixed to the existing brickwork above the new door (see specification drawing PA 505 by Starc Architects).

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
Ground Floor Plan	090 PA 10 Rev A	090 PA 10 Rev C
East Elevation	090 PA 15 Rev B	090 PA 15 Rev D

This application also seeks permission for a new element to the scheme in the form of a new canopy, to which the following plan relates:

Drawing Title	Proposed Drawing Reference
Proposed Canopy	090 PA 505

### Summary and Conclusions

The non-material amendment subject of this application relates directly to a scheme, approved under planning reference 2017/5071/P. The proposed amendment has resulted from the continued detailed design as part of the construction phase of the development.

Given the nature and extent of the proposed change, it does 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 validation the application. If you have any outstanding queries on this matter, please contact Lauren Hawksworth (Tel. 020 7312 7422) [lauren.hawksworth@montagu-evans.co.uk](mailto:lauren.hawksworth@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully,



Montagu Evans LLP