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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="51"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Calthorpe Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1X 0HH"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="530934"/>	<input type="text" value="182477"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from offices (Class B1a) to create a mixed use scheme of office use (Class B1a) and 8 self-contained flats (Class C3) (2x 1 bed, 4x 2 bed and 2x 3 bed); mansard roof extension to main building; roof extension to rear part of building; creation of internal mezzanine floors; excavation to create basement; associated works

Reference number

2018/1142/P

Date of decision (date must be pre-application submission)

26/01/2022

Please state the condition number(s) to which this application relates

Condition number(s)

15 and 16

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We would like to apply for the removal of Conditions 15 and 16 of the decision notice for application 2018/1142/P.

These conditions were placed on the application because the site opposite was previously in use as a Royal Mail delivery office and as such as large number of vehicles arrived at and departed from the complex daily, and base levels of the air quality were above the acceptable threshold. However, since the submission of the original application (submitted in 2018) the Royal Mail site has closed and is well into the construction phases of a mostly car-free, residential development, with the consequent drop in pollutants in the atmosphere.

Please see attached a revised Air Quality Assessment (6927 – 51 Calthorpe Street – Air Quality Assessment – 2204-26nv) prepared following the closure of the post office which demonstrates that the emissions levels have dropped to safe levels within the relevant guidelines. This evidence and its conclusions are shown on Page 38 of the attached document.

The original condition requested NO2 filters be installed on the building and that air quality monitoring be undertaken for 3 months prior to commencement of works. (The cost of this process is £31 650 plus VAT!)

You will understand that we cannot commence works until we have certainty on this issue.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

None

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Oliver

Surname

Burchell

Declaration Date

18/08/2022

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Brooks Murray Architects

Date

18/08/2022