

By Planning Portal

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5th September 2022

Dear Sirs,

252 Grays Inn Road, WC1X 8JT
Section 96a Application for Amendment to 2018/3414/P - Ref: PP-11529716

On behalf of our client, Talon Estates Ltd, we hereby enclose an application for approval of a non-material minor amendment (NMA) to planning permission ref: 2018/3414/P for the above site.

Background

As you will be aware, planning permission was granted by the London Borough of Camden on 4th June 2019 for the following,

“Relocation of the main entrance and associated access stair lift, alterations to existing front and rear windows, remodelling of southern roof edge to accommodate new lift and WCs and addition of new lift shaft to rear, new plant equipment to rear ground floor level (removal of redundant equipment) and alterations to existing single storey rear extension”

Following on from the grant of this permission, development commenced on site earlier this year.

Summary of Changes

This Section 96a application seeks to secure approval for a minor, non-material amendment, working within the parameters of the permitted scheme, to add a small terrace to the rear of the building at first floor, and two small balconies to the rear as well, one at second floor and one at third floor. This would improve the quality of the space within the building, by giving future occupants better access to some outside space.

Access to the terrace and balconies would be made by converting the existing full height openings from windows to doors. The terrace and balconies would also sit in line with the projecting wings on either end of the building. As such, the visual change of the proposal would be minimal.

As the Council will be aware, the rear of the building faces onto St Andrews Gardens, a public park. As such, no issues would be created due to overlooking from the proposed balconies and terrace, given it is public open space, and overlooked already from the existing windows of the building.

Non-Material Amendments

Section 96A of the 1990 Act (as amended) allows a local planning authority to make a change to a planning permission if it is satisfied that the change is not material. There is no statutory definition of '*non-material*' and so it is necessary for the local planning authority to be satisfied that the changes are non-material which will depend on the effects of the amendment bearing in mind its context.

In this instance it is considered that the proposed amendments are non-material for the following reasons:

- The description of development would remain the same.
- The level and use of accommodation would remain the same.
- The footprint and massing of the building would remain the same.
- The amendment would not give rise to any additional planning considerations that were not taken into account at the time of the original decision or relate to any of the representations made at the time of the application

We consider that the proposed changes are non-material in nature and trust that the London Borough of Camden is able to accept the submitted drawings as amendments to the current planning permission.

Accordingly, we hereby enclose copies of the following as part of this submission:

- 1) Application Forms
- 2) Application Drawings
- 3) Application Fee of £234 (plus £32.20 service charge)

We trust the enclosed application is in order, however, please do not hesitate to contact us should you have any queries.

Yours faithfully

Tim Gaskell

Tim Gaskell
CMA Planning

Enc. as above