

30th September 2022
Our Ref: 21.5169

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London
SE1 9HF

T 0203 268 2018

Planning Department
London Borough of Camden
Crowndale Centre
218 Eversholt Street
Somers Town
London
NW1 1BD

Dear Sir/Madam,

Re: Application for Minor Material Amendment to Planning Permission ref: 2022/2227/P at Ground Floor and Basement, 23 Rathbone Place, W1T 1HZ

We write on behalf of Lothbury Property Trust Company Limited, who have instructed us to submit an application pursuant to Section 96 of the Town and Country Planning Act to amend the planning permission for the approved development at ground floor and basement unit at 23 Rathbone Place, London, W16 1HZ.

Planning permission was granted (Ref: 2022/2227/P) for the following description of development:

Erecting of extractions and ventilation duct system and 2 no. AC condensers at rear elevation and louvre to the front elevation fronting Gresse Street.

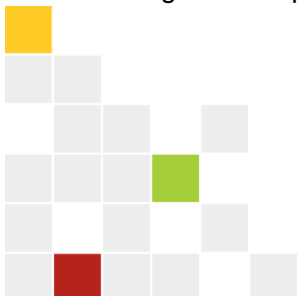
Changes under S96a

As you will be aware, Section 96A empowers a local planning authority to make any change to a planning permission as long as it is satisfied “that the change is not material” (section 96A(1)). The section 96A power extends to amendments to the description of development, changes to approved documents and amendments to conditions, including the imposition of new conditions or removal of existing conditions (section 96A(3)).

The materiality of the proposed change must be assessed having regard to the existing permission as a whole, including the effect of any existing conditions. In deciding whether the change is material, the local planning authority must take into consideration any previous changes under section 96A. “Materiality” must be assessed by reference to whether the change is material in planning terms, i.e. whether it materially affects the planning merits or otherwise of the scheme.

Proposed Amendments

The proposed change is non-material and therefore a S96a application has been submitted to change the shape of the extraction duct from rectangular to circular, whilst retaining the consented volume, at the rear elevation of the building. This change to the extraction duct will be very subtle and not visible from street level. The reason behind this proposed change is because cylinder extraction ducts are easier to clean.



Submitted alongside this S96a application (PP-11587307) are the following drawings:

- Basement Vent Layout (Drawing No. 11892-M01) – Prepared by Summit Design Ltd;
- North and East Lightwell Elevations (Drawing No. 11892-M03) – Prepared by Summit Design Ltd;
- Ground Floor Vent Layout (Drawing No. 18920-M02) – Prepared by Summit Design Ltd.

We trust you have everything required to proceed with validation, and we look forward to receiving the decision notice at the earliest opportunity. In the meantime, should you have any queries, please do not hesitate to contact me using the contact details below.

Yours sincerely



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