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FAO Mr David Fowler

14 October 2022

Our Ref. 18/277 – KH/CT/MF
VIA THE PLANNING PORTAL

Dear Sir/Madam,

BELMONT STREET, LONDON, NW1

APPLICATION FOR NON-MATERIAL AMENDMENT TO 2020/5063/P

On behalf of our client, Belmont Street JV LLP, we enclose an application under S96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to planning permission 2020/5063/P. Amendments are sought for the following:

Non-material Amendment to planning permission 2020/5063/P comprising introduction of gas kiosk, amendments to cycle and refuse stores, amendments to external stairs and entrance soffits, amendments to windows, doors and balconies, introduction of concierge, alteration of soldier course, removal of green roof, stair over run, flank windows and lift, reduction in parapet height and new man-safe system, adjustment of ground floor level, introduction of bulkheads and external alterations including new rainwater outlets, masonry divides, columns, vents, louvres, risers and soffits.

A full list of amended plans is included within this letter. In support of this application, we enclose the following supporting information:

- Application forms and notice letters, prepared by Iceni Projects;
- Site Location Plan, prepared by HTA;
- Approved elevations and plans, prepared by HTA;
- Proposed amended elevations, sections and plans, prepared by ECE Architects;
- Proposed amended landscaping plan, prepared by terrafirma.

In addition to this, the appropriate planning fee of £266.20 has been paid via the planning portal.

The contents and fundamentals of this proposed amendments are considered to comply with the principles under S96A of the Town and Country Planning Act 1990 (as amended).

Overview of Proposed Amendments

This application seeks to amend approved drawings under Condition 2. The proposed amendments reflect changes to the approved elevations, sections and plans at application stage and have been established through post-submission design evolution. The key amendments sought can be summarised as follows:

Inclusion of gas metre kiosk

Within the approved plans, the gas kiosk was located within the largest cycle store in Block C. However, it has since been discovered that there is insufficient room for the kiosk to be housed in this location. In order to avoid affecting the primary elevations of the building, it was believed best to locate the gas kiosk within the landscaping to the south. This change can be seen on the new landscaping plans LD504-TFC-XX-00-DR-L-1002 Rev. P06 and LD504-TFC-XX-00-DR-L-1001 Rev. P05 and is identified as point 2 on the schedule of NMA changes.

Amendments to cycle stores

Post consent, it was noted that the approved plans show cycle stores that have not been sized to comply with the cycle requirements and numbers stated within the Design & Access Statement. The cycle stores have been reconfigured to now comply with the requirements and maintained 2 Sheffield cycle stands within the courtyard to align with approved transport statement. This change is identified as point 3 on the schedule of NMA changes and reflected on proposed drawing number LD504-ECE-ZZ-GF-PL-A-0010 Rev. P01.

Amendments to refuse stores

Post consent, it was noted that the approved drawings were not coordinated with the refuse strategy contained within the Design & Access Statement. There is insufficient room to house the correct Eurobin containers whilst also not being compliant with M4(3) access. To ensure compliance, there have been minor amendments to column locations, internal walls and building envelope at ground floor. Bins sizes have also been changed from 1100L Eurobins to 1280L bins in order to meet the space and capacity requirements as outlined in the Design & Access Statement. This change is identified as point 4 on the schedule of NMA changes and reflected on proposed drawing number LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01.

Inclusion of rainwater outlet location

The approved plans did not include any rainwater outlets or rainwater pipes on the elevations. It is noted that Condition 7 states that "no external lights, meters, flues vents or pipes and no telecommunications equipment, alarm boxes, televisions aerials or satellite dishes shall be fixed or installed on the external face of elevations". Therefore, to maintain compliance with condition 7, rainwater pipes are proposed to be located on the internal face of columns. This change is identified as point 5 on the schedule of NMA changes and reflected on proposed drawing number LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01.

Amendments to masonry divides between private balconies

In line with the above change, masonry divides forming the brick privacy screens between private balconies are to be amended to conceal the proposed rainwater pipes and increase in width in order to conceal the new reinforced concrete column.

This change is identified as point 6 on the schedule of NMA changes and can be seen within the following proposed drawings: LD504-ECE-ZZ-01-PL-A-0011 Rev. P01, LD504-ECE-ZZ-02-PL-A-0012 Rev.P01, LD504-ECE-ZZ-03-PL-A-0013 Rev.P01, LD504-ECE-ZZ-04-PL-A-0014 Rev.P01, LD504-ECE-ZZ-05-PL-A-0015 Rev.P01, LD504-ECE-ZZ-06-PL-A-0016 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01.

Increased envelope to external staircase

The approved drawings show a single brick privacy screen which would not accommodate for the use of structural columns. The envelope of the stair core must therefore be increased accommodate the additional build out, in line with the new columns.

This change is identified as point 7 on the schedule of NMA changes and within the following proposed drawings: LD504-ECE-ZZ-GF-PL-A-0010 Rev. P01, LD504-ECE-ZZ-01-PL-A-0011 Rev. P01, LD504-ECE-ZZ-02-PL-A-0012 Rev.P01, LD504-ECE-ZZ-03-PL-A-0013 Rev.P01, LD504-ECE-ZZ-04-PL-A-0014 Rev.P01, LD504-ECE-ZZ-05-PL-A-0015 Rev.P01, LD504-ECE-ZZ-06-PL-A-0016 Rev.P01,

LD504-ECE-ZZ-07-PL-A-0017Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Inclusion of columns not previously shown on elevations

The approved plans show columns on floor plans, but no columns were shown on the approved elevations. The elevations have therefore been updated to show the columns as they will be needed in order to support the external decking and courtyard walkways. The columns are proposed to be constructed in an exposed fair faced concrete. This change is identified as point 9 of the schedule of NMA changes and the proposed drawing LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01,

Recessed bulkheads on walkways

Bulkheads are required on walkways to conceal high-level services, not previously accounted for on the approved plans. Therefore, the walkway will be increased in depth to accommodate this change. This change is identified as point 10 on the schedule of NMA changes and reflected on drawing number LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Removal of stair overrun.

The stair overrun is no longer required in block B as an alternative access strategy to the roof is proposed. This element of the roof has therefore been removed. This is identified as point 11 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-10-PL-A-0020 Rev.P01, LD504-ECE-ZZ-RF-PL-A-0021 Rev. P01, LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01

Solider course to windows reduced in depth

The stacked solider course to the top floor windows has been reduced in depth. This is identified as point 13 on the NMA schedule and is shown on proposed drawing numbers LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01.

Introduction of concierge on ground floor of block B

The introduction of a concierge has been instructed by the client as a commercially driven decision. This has been introduced on ground floor of block B and will not result in changes to the size of any residential units, rather a reconfiguration of the lobby space. This change is identified as point 14 on the schedule of NMA changes and reflected on proposed drawing numbers LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01.

Omission of third minor refuse store on Building A

The refuse store has been omitted from Building A to ensure that the neighbouring cycle store complies with the relevant requirements and number of spaces. The refuse store will be re-provided within the other major refuse stores in building A. This change results in a minor change to the ground floor plan of building A and removal of refuse doors to the east elevation. This change is identified as point 15 on the schedule of NMA changes and reflected on proposed drawing number LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01.

Removal of green roof linking Block B

The approved provision of green roofs is achieved without the need for a green roof on building B or the link buildings. Therefore, these roofs are proposed to now be standard inverted roofs rather than green roofs as shown on the approved drawings. This change is identified as point 16 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-05-PL-A-0015 Rev.P01, LD504-ECE-ZZ-04-PL-A-0014 Rev.P01, LD504-ECE-ZZ-06-PL-A-0016 Rev.P01, LD504-ECE-ZZ-10-PL-A-0020 Rev.P01, LD504-ECE-ZZ-RF-PL-A-0021 Rev. P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

External risers subdivided and new access door installed

The external risers to Block A and C are proposed to be subdivided, and a new door installed to the associated plant space on external walkways in order to comply with the M&E access requirements.

The proposed subdivision would ensure separation of water and electrical services. This change is identified as point 17 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01, LD504-ECE-ZZ-01-PL-A-0011 Rev. P01, LD504-ECE-ZZ-02-PL-A-0012 Rev.P01, LD504-ECE-ZZ-03-PL-A-0013 Rev.P01, LD504-ECE-ZZ-04-PL-A-0014 Rev.P01, LD504-ECE-ZZ-05-PL-A-0015 Rev.P01 and LD504-ECE-ZZ-06-PL-A-0016 Rev.P01.

Brick soffit and glazed curtain wall head lowered in all entrances and service void introduced

This change has been introduced in order to conceal services, not accommodated within the approved plans, as well as to conceal the proposed rainwater outlets along main elevations in line with Condition 7 of the permission. This change is identified as point 18 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Double louvred door to plant room

The introduction of double louvred doors to the plant room of building B is required in order to align with the M&E strategy and 'free area' requirement. The doors will be introduced to the internal courtyard elevation in order to avoid louvres along the principal external façade. This change is identified as point 19 on the schedule of NMA changes and reflected on proposed drawing numbers LD504-ECE-ZZ-GF-PL-A-0010 Rev. P01 and LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01.

Ground floor internal finished floor level adjusted

Adjustment of the approved ground floor level is required in order to ensure that internal levels match external levels, not previous shown on approved drawings. This change is identified as point 20 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Amendments to balcony openings to top floor of Blocks A and C

The approved drawings did not take into account roof slab levels in relation to balcony openings and full height edge protection, which have been amended as part of this application. An external ceiling panel above the balcony has also been introduced to conceal additional works associated with the roof build up. This change is identified as point 21 on the schedule of NMA changes and reflected on proposed drawing numbers LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01.

Door to substation increased in size

The door to the proposed substation to block B is proposed to increase in size following information recently issued by the energy supplier. The substation will remain the same size. This change is identified as point 22 on the schedule of NMA changes and reflected on proposed drawing numbers LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Amendment to soldier course

External elevations have been adjusted so that the brick soldier course on window cills no longer aligns with stone banding. This is identified as point 23 on the schedule of NMA changes. As the change is proposed to all windows, this has not been labelled on the plans to reduce clutter but is shown on the amended elevations.

Brick parapets reduced in height and man-safe system introduced

The brick parapets have been reduced in height from approved drawings. This change is identified as point 31 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

It also must be noted that this change requires additional safety measures to safeguard individuals accessing the roof such as a man-safe balustrade. These changes will not be easily visible from the street scene as they will be located within the centre of the roofs. This change is identified as point 12 on the NMA schedule and on drawing number LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01.

Omission of lift to Block C

Due to the increasingly inflationary environment and the resultant impact on supply chain pricing, the removal of one of the lifts in building C has been removed for value engineering purposes. The removal of the lift will not impact the access strategy of the proposals and the market units have been reconfigured to provide 4 sqm of additional storage where the lift once projected into each unit. This change is identified as point 32 on the schedule of NMA changes and on the following proposed drawings: LD504-ECE-ZZ-GF-PL-A-0010 Rev P01, LD504-ECE-ZZ-01-PL-A-0011 Rev. P01, LD504-ECE-ZZ-02-PL-A-0012 Rev.P01, LD504-ECE-ZZ-03-PL-A-0013 Rev.P01, LD504-ECE-ZZ-04-PL-A-0014 Rev.P01, LD504-ECE-ZZ-05-PL-A-0015 Rev.P01 and LD504-ECE-ZZ-06-PL-A-0016 Rev.P01.

Removal of flank windows on Block B

During design development post planning, it was identified that many of the single windows on block B triggered overheating issues and caused some units to fail. Additionally, the alterations to unit layouts meant some windows did not respond to the new use of space. This change is identified as point 33 on the NMA schedule and shown on proposed drawing numbers LD504-ECE-ZZ-06-PL-A-0016 Rev.P01, LD504-ECE-ZZ-07-PL-A-0017Rev.P01, LD504-ECE-ZZ-08-PL-A-0018 Rev.P01, LD504-ECE-ZZ-09-PL-A-0019 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01, LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01 and LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01.

Minor changes

Minor changes to the approved scheme are also set out below, along with associated points shown on the NMA schedule on the amended proposed plans:

- Reduction in size of accent windows (point 1 of NMA schedule)
- Minor adjustment of building footprint (point 8 of NMA schedule)
- Window changes to studio apartment plot 81 and 83 changed to align with counter tops (point 30 of NMA schedule)
- Window cill raised in kitchens of M4(3) units (point 24 of NMA schedule)
- Windows in south elevation of block A and B and C link building, east elevation of block B, north elevation of block B and balcony access from studios in block A and C moved to align with internal layout changes. (point 25,26,27, 28 and 29 of NMA schedule)
- Opaque glazing introduced (point 34 of the NMA schedule)

Full List of Amended Plans

A full list of the proposed plans, in comparison to the approved plans are as follows:

Drawing Title	Approved Plan	Proposed Plan
Floor Plan Level 00	CHA-HTA-A-0100 I	LD504-ECE-ZZ-GF-PL-A-0010 Rev.P01
Floor Plan Level 01	CHA-HTA-A-0101 H	LD504-ECE-ZZ-01-PL-A-0011 Rev.P01
Floor Plan Level 02	CHA-HTA-A-0102 H	LD504-ECE-ZZ-02-PL-A-0012 Rev.P01
Floor Plan Level 03	CHA-HTA-A-0103 H	LD504-ECE-ZZ-03-PL-A-0013 Rev.P01
Floor Plan Level 04	CHA-HTA-A-0104 H	LD504-ECE-ZZ-04-PL-A-0014 Rev.P01
Floor Plan Level 05	CHA-HTA-A-0105 H	LD504-ECE-ZZ-05-PL-A-0015 Rev.P01
Floor Plan Level 06	CHA-HTA-A-0106 H	LD504-ECE-ZZ-06-PL-A-0016 Rev.P01
Floor Plan Level 07	CHA-HTA-A-0107 H	LD504-ECE-ZZ-07-PL-A-0017 Rev.P01

Floor Plan Level 08	CHA-HTA-A-0108 H	LD504-ECE-ZZ-08-PL-A-0018 Rev.P01
Floor Plan Level 09	CHA-HTA-A-0109 H	LD504-ECE-ZZ-09-PL-A-0019 Rev.P01
Floor Plan Level 10	CHA-HTA-A-0110 F	LD504-ECE-ZZ-10-PL-A-0020 Rev.P01
Roof Plan	CHA-HTA-A-0111 E	LD504-ECE-ZZ-RF-PL-A-0021 Rev.P01
Proposed Elevations 1, 2	CHA-HTA-A-0200	LD504-ECE-ZZ-ZZ-PL-A-0400 Rev.P01
Proposed Elevations 3,4,5,6	CHA-HTA-A-0201	LD504-ECE-ZZ-ZZ-PL-A-0401 Rev.P01
Proposed Elevations 7, 8, 9	CHA-HTA-A-0202 A	LD504-ECE-ZZ-ZZ-PL-A-0402 Rev.P01
Proposed Section AA	CHA-HTA-A-0251 B	LD504-ECE-ZZ-ZZ-PL-A-0500 Rev.P01
Proposed Section BB	CHA-HTA-A-0252 B	LD504-ECE-ZZ-ZZ-PL-A-0501 Rev.P01
Proposed Section CC	CHA-HTA-A-0253 A	LD504-ECE-ZZ-ZZ-PL-A-0502 Rev.P01
Apartment Type A (1B/1P)	CHA-HTA-A-0301	LD504-ECE-ZZ-ZZ-PL-A-1120 Rev.P01
Apartment Type B (1B/1P)	CHA-HTA-A-0302	LD504-ECE-ZZ-ZZ-PL-A-1121 Rev.P01
Apartment Type C (1B/1P)	CHA-HTA-A-0303	LD504-ECE-ZZ-ZZ-PL-A-1122 Rev.P01
Apartment Type D (1B/2P)	CHA-HTA-A-0304	LD504-ECE-ZZ-ZZ-PL-A-1123 Rev.P01
Apartment Type E (1B/2P)	CHA-HTA-A-0305	LD504-ECE-ZZ-ZZ-PL-A-1124 Rev.P01
Apartment Type F (1B/2P)	CHA-HTA-A-0306	LD504-ECE-ZZ-ZZ-PL-A-1125 Rev.P01
Apartment Type G (1B/2P)	CHA-HTA-A-0307	LD504-ECE-ZZ-ZZ-PL-A-1126 Rev.P01
Apartment Type H (1B/2P)	CHA-HTA-A-0308	LD504-ECE-ZZ-ZZ-PL-A-1127 Rev.P01
Apartment Type I (1B/2P)	CHA-HTA-A-0309	LD504-ECE-ZZ-ZZ-PL-A-1128 Rev.P01
Apartment Type J (2B/3P)	CHA-HTA-A-0310	LD504 ECE-ZZ-ZZ-PL-A-1129 Rev.P01
Apartment Type K (2B/3P)	CHA-HTA-A-0311	LD504-ECE-ZZ-ZZ-PL-A-1130 Rev.P01
Apartment Type L (2B/3P) Newlon Trust (Formally Apartment Type LW)	CHA-HTA-A-0312	LD504-ECE-ZZ-ZZ-PL-A-1131 Rev.P01
Apartment Type M (2B/4P)	CHA-HTA-A-0313	LD504-ECE-ZZ-ZZ-PL-A-1132 Rev.P01
Apartment Type N (2B/4P)	CHA-HTA-A-0314	LD504-ECE-ZZ-ZZ-PL-A-1133 Rev.P01
Apartment Type O (2B/4P)	CHA-HTA-A-0315	LD504-ECE-ZZ-ZZ-PL-A-1134 Rev.P01
Apartment Type P (2B/4P)	CHA-HTA-A-0316	LD504-ECE-ZZ-ZZ-PL-A-1135 Rev.P01
Apartment Type Q (2B/4P)	CHA-HTA-A-0317	LD504-ECE-ZZ-ZZ-PL-A-1136 Rev.P01
Apartment Type R (3B/5P) (Formally Apartment Type RW)	CHA-HTA-A-0318	LD504-ECE-ZZ-ZZ-PL-A-1137 Rev.P01
Apartment Type S (3B/6P) (Formally Apartment Type SW)	CHA-HTA-A-0319	LD504-ECE-ZZ-ZZ-PL-A-1138 Rev.P01
Landscape Masterplan	CHA-HTA-L-0905 A	LD504-TFC-XX-00-DR-L-1002 Rev. P06 LD504-TFC-XX-00-DR-L-1001 Rev. P05

We trust that sufficient information has been provided in order to allow the application to be progressed. In the meantime, should you require any additional information, or if you would like to discuss any of the aspects of the submitted details further, then please do not hesitate to contact Charlotte Tate (ctate@iceniprojects.com / 07799369995) in the first instance.

Yours sincerely,



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