

REF: R00033/MR/TJ

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

21st November 2022

Dear Sir/Madam,

SUBMISSION OF DETAILS TO DISCHARGE CONDITION 19 AND 20 (WHEELCHAIR UNITS AND ACCESSIBLE UNITS) OF PLANNING PERMISSION 2020/3219/P AT 140-146 CAMDEN STREET, LONDON, NW1 9PF.

I write on behalf of our client, Elebro Ltd, to enclose an application to discharge Condition 19 (Wheelchair Units) and 20 (Accessible Units) of planning permission 2020/3219/P (S73-4). Planning permission was granted on 17th March 2021 for:

“Variation of condition 2 (approved plans) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to introduce projecting balconies on the southern (Canalside) and eastern (courtyard) elevations only and remove green wall.”

This planning permission is one of a series of amendments sought to the original planning permission for the “Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping” granted on 11th May 2016 under LPA ref. 2014/7908/P, as set out and summarised below.

Site Background and Planning History

Application Type	LPA reference	Description	Decision	Decision Date
Section 73 (S73-1)	2017/1407/P	To vary Condition 25 of LPA ref. 2014/7089/P) to allow for separate contracts to be let for demolition and construction. Granted alongside a Deed of Variation to the Section 106 agreement.	Approved	28 th Nov 2017
Non-	2017/6720/P	Non-Material Amendment application to LPA	Approved	9 th Feb

material Amendment (NMA-1)		ref. 2014/7089/P for "Alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift".		2018
Non-material Amendment	2019/2549/P	A Non-Material Amendment application to LPA ref. 2014/7908/P was submitted 16th May 2019 as part of the PAA agreement, proposing amendments primarily related to the rearrangement of the cores to enable construction contracts for the superstructure and improve efficiency of the building.	Withdrawn	n/a
Section 73 (S73-2)	2019/3403/P	Sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units	Approved	10 th Sept 2019
Section 73 (S73-3)	2019/5155/P	To vary the energy strategy and confirm the use of ASHP within the development, via the variation of condition 7, and align this with the relevant clause of the S106, involving associated relocation of plant rooms and alterations to elevations to facilitate this energy strategy. Planning permission was granted alongside a Deed of Variation	Approved	10 th Jul 2020
Section 73 (S73-4)	2020/3219/P	To introduce projecting balconies on the southern (Canalside) and eastern (courtyard) elevations only and remove green wall.	Approved	17 th Mar 2021
Non-Material Amendment (NMA-2)	2021/3265/P	Alterations including amendments to ground floor layout involving replacement of 20sqm residential floorspace with commercial space, provision of door on Bonny St and increased height of balustrading to planning permission ref. 2020/3219/P dated 17/03/2021 (an amendment to planning permission ref.	Approved	24 th Aug 2021

	2014/7908/P dated 11/05/2016).		
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Planning Condition 19 (Wheelchair Units) Attached to Planning Permission 2020/3219/P

Condition 19 (Wheelchair Units) of planning permission 2020/3219/P states:

“Unit A.12, as indicated on plan number D-CSC3-A114-Rev.J hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3) (2b). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policies H6 and C6 of the Camden Local Plan 2017.”

In accordance with the wording of Condition 19, a Building Control Sign Off Certificate has been submitted to evidence that the works undertaken are in accordance with the functional requirements of the Building Regulations 2010. This application seeks to fully discharge Condition 19 (Accessible Units) of planning permission 2020/3219/P.

Planning Condition 20 (Accessible Units) Attached to Planning Permission 2020/3219/P

Condition 20 (Accessible Units) of planning permission 2020/3219/P states:

“All units with the exception of unit A. 12 shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies H6 and C6 of the Camden Local Plan 2017.”

In accordance with the wording of Condition 20, a Building Control Sign Off Certificate has been submitted to evidence that the works undertaken are in accordance with the functional requirements of the Building Regulations 2010. This application seeks to fully discharge Condition 20 (Accessible Units) of planning permission 2020/3219/P.

Contents of Application Submission

In accordance with the wording of the above planning condition, a Building Control Sign Off Certificate prepared by SOCOTEC dated 18th November 2022, has been submitted to evidence that the works undertaken are in accordance with the functional requirements of the Building Regulations 2010. This application seeks to fully discharge Condition 19 (Wheelchair Units) and 20 (Accessible Units) of planning permission 2020/3219/P.



ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

- The completed application form;
- This covering letter produced by ROK Planning (dated 21st November 2022);
- The relevant planning application fee of £116.00; and
- Building Control Sign Off Certificate (dated 18th November 2022).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi (tiahna.joshi@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe
Director
ROK Planning Ltd

