

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

Dear Elaine,

22-26 VINE HILL, 7 WARNER YARD AND 14 ROSEBERY AVENUE, LONDON, EC1R 5DZ: NON MATERIAL AMENDMENT APPLICATION UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT

Please find enclosed, on behalf of our client, Vine 1 & Vine 2 Limited, an application under S96a of the Town and Country Planning Act (1990) (as amended) for non-material amendments to planning permission 2022/0342/P in respect of proposals at 22-26 Vine Hill, 7 Warner Yard and 14 Rosebery Avenue.

The Site

The site is located towards the southern boundary of the London Borough of Camden bounded by Vine Hill, Rosebery Avenue and Warner Yard. The site comprises of three different units, 22-26 Vine Hill, 14 Rosebery Avenue and 7 Warner Yard.

The demises form part of the basement levels of an Edwardian purpose-built block of residential flats and extends onto the brick vaulted arches underneath Rosebery Avenue and newer extension onto Vine Hill.

Planning permission was granted on the 12th October 2022 under the application ref. 2022/0342/P for the:

"Variation to condition 3 (approved plans) of planning permission ref 2021/1150/P dated 05/10/2021 (for external alterations to the existing building including new rooflights and 4 air conditioning units with lowering of the roof of no. 7 Warner Yard, 4 air conditioning units with associated timber enclosure within the courtyard, replacement windows, creation of new entrance on Vine Hill and Warner Yard, enlargement of existing lower ground and upper ground floor openings on the Vine Hill, Warner Yard and courtyard elevations, infilling of lightwell and installation of pavement lights fronting Rosebery Avenue, creation of bin store area to main entrances, new cycle parking, landscaping of the courtyard and other minor works), namely involving the following amendments- changes to the fenestration configuration to include louvres, replacement of existing roller shutter with doors. increase in number and size of proposed condensers from 4 to 6 on the roof of the single storey extension at no. 7 Warner Yard, installation

of acoustic enclosure to approved free standing air conditioning units within the courtyard area, and replacement of single width gate opening to double width gates on Rosebury Avenue”.

This application proposes the following non-material amendments:

- the omission of one pavement light from the proposed scheme.
- a change to the proposed way for forming the new pavement lights, by retaining the existing slab. This will have no material difference to the appearance of the final pavement lights, but will reduce the amount of work required to create the new openings.

The following drawings would be superseded as a consequence of this non material amendment:

- 1134_PL-GA-RF rev P4
- 1134_PL-GA-10 Rev P2

The new drawings are as follows:

- Drawing No 1134_PL_DE-01 Rev PL01
- Drawing No 1134_PL_DE-02: Rev PL01
- Drawing No 1134_PL_ED-60: Rev PL1
- Drawing No 1134_PL_ED-61: Rev PL2
- Drawing No 1134-S-02: Rev PL2

It is considered that the proposed changes are very minor and are in keeping with the approved scheme and for these reasons it is considered the proposals are acceptable.

I trust that the enclosed information is sufficient to validate the application, but please contact me on the details at the top of the letter if you require any further information.

Yours sincerely



Caroline McIntyre MRTPI