

18th January 2023



FAO Jennifer Walsh
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Dear Sir/Madam,

UGLY BROWN BUILDING, 2-6 ST PANCRAS WAY, NW1 0QG

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION UNDER SECTION 96A FOR NON-MATERIAL AMENDMENT TO PERMISSION 2021/2671/P

We write on behalf of our client, Reef Estates Limited, to seek a non-material amendment to vary planning condition 31 attached to planning permission 2021/2671/P.

The development permitted by planning permission 2021/2671/P granted on the 14th November 2022 is as follows:

'Demolition of existing building, and redevelopment to provide a nine-storey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Drinking Establishment (Sui Generis Use), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works.'

Proposed Amendments

The amendments hereby proposed are set out in the table below, with the amended wording shown in red.

Condition Number	Consented Wording	Proposed Wording (see amendments in red)
31	Prior to the commencement of works on Plot C an assessment into the implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of any buildings within Plot C and permanently retained and maintained thereafter.	Prior to the commencement of above ground works on Plot C an assessment into the implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of any buildings within Plot C and permanently retained and maintained thereafter.



The principal reason for amending the condition is that the consented wording, requiring details to be approved prior to any works on Plot C, does not provide sufficient time for detailed information to be prepared in relation to the potential renewable energy technology that could be implemented. The amended wording, requiring details to be approved prior to above ground works, will allow for detailed documents to be prepared which take Stage 4 design updates into account.

The rewording of the conditions preserves the intent of the original condition and will ensure that the relevant details are agreed ahead of the stage of works to which the condition relate, and the measures will be implemented prior to the occupation of the buildings.

We look forward to receiving confirmation that the application has been received. If you have any queries or require any further information, please contact Mike Moon or David Morris of this office.

Yours sincerely,

DP9 Ltd

DP9 Ltd

Encls.

DRAFT