



70 St Mary Axe
London
EC3A 8BE

24 January 2023

Planning and Regeneration
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG
F.A.O. Josh Lawlor

Dear Sir / Madam

PLANNING PORTAL REF. PP-11793053

24 ENDELL STREET, LONDON, WC2H 9HQ
SECTION 96A OF THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 2021/5347/P

On behalf of our client, Patrizia UK Limited ("the Client" / "the Applicant"), please find enclosed an application (hereafter referred to as the "Application") made under Section 96A of the Town and Country Planning Act 1990, for a non-material amendment ("NMA") to planning permission ref. 2021/5347/P, which was approved by the London Borough of Camden ("LBC" / "the Council") on 24 August 2022, for the following ("Approved Scheme"):

"Change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E). Retention and refurbishment of basement to allow for continued studio use (Sui Generis)."

NON-MATERIAL CHANGES TO APPROVED SCHEME

The Application seeks approval for:

"Non-material amendment to vary Condition 2 (compliance with drawings) and Condition 4 (cycle spaces) of planning permission 2021/5347/P for omission of rooflights, retention of Substation doors, set back of stair core on fifth floor and reconfiguration of cycle storage area and changing facilities."

NON-MATERIAL AMENDMENT TO CONDITION 2

This Application seeks to make the following changes to the elevations of the Approved Scheme, which includes:

- Short's Gardens (North) Elevation – Omission of six proposed glazed rooflights;
- Betterton Street (South) Elevation – Omission of eight proposed glazed rooflights;
- Betterton Street (South) Elevation – UKPN Sub Station existing doors to now be retained, chemically cleaned and re-painted (Approved Scheme had allowed their replacement); and
- East Elevation – set back of stair core.

Under the Approved Scheme, the stair core on the east elevation risks preventing the chimneys of the immediate neighbouring property, 24 Betterton Street (Grade II* listed), from sufficiently ventilating. As a result, the Applicant seeks to amend the Approved Scheme to allow the chimneys to function properly by setting back the stair core on the fifth floor by 2.3 metres from the chimneys of 24 Betterton Street. The stair lobby on the fourth and fifth floors would be extended to accommodate the setback of the stair core. This will cause a nominal reduction in floor space.

The proposed changes are detailed in the amended application drawings hereby submitted.

The following drawings have been revised to reflect these changes:

1. Ground Floor Plan Proposed, dwg ref. 1183_PL-GA-00 **PL03** (approved revision PL02);
2. Fifth Level Plan Proposed, dwg ref. 1183_PL-GA-05 **PL04** (approved revision PL03);
3. Roof Level Plan Proposed, dwg ref. 1183_PL-GA-RF **PL04** (approved revision PL03);
4. Proposed North Elevation – Short's Gardens, dwg ref. 1183-PL-GE-01 **PL04** (approved revision PL03);
5. Proposed South Elevation – Betterton Street, dwg ref. 1183-PL-GE-02 **PL04** (approved revision PL03); and

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe London EC3A 8BE.
A list of members' names is available at the above address.

6. Proposed East Elevation, dwg ref. 1183-PL-GE-04 **PL02** (approved revision PL01).

The Detailed PV Layout dwg ref. 1183-PL-GA-RF-PVZ PL01 is to be removed from the list of Approved Drawings as the PV details are captured under Roof Level Plan Proposed, dwg ref. 1183_PL-GA-RF PL04.

This Application proposes to amend drawings relating to the Approved Scheme, resulting in a variation in to Condition 2. The suggested condition wording is outlined below with the revised drawings emphasised in bold (for ease of reference):

"The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Supporting documents

Design and Access Statement prepared by Buckley Gray Yeoman Feb 2022, Planning Statement prepared by Montagu Evans Oct 2021, Transport Statement prepared by Velocity Oct 2021, Framework Travel Plan prepared by Velocity Oct 2021, Construction Management Plan prepared by Velocity Oct 2021, Acoustic Report prepared by Sandy Brown Oct 2021, Daylight and Sunlight Report prepared by Prism City Feb 2022, Energy Report prepared by GDMP Oct 2021, Sustainability Statement prepared by Verte Oct 2021, Air Quality Assessment prepared by SLR Oct 2021, Statement of Community Involvement prepared by Concilio Oct 2021, Technical Energy Note prepared by GDMP Mar 2022

Site plans

1183-PL-Block PL01, 1183-PL-Site PL01

Existing drawings

1183-PL-EX-B2 PL01, 1183-PL-EX-B1 PL01, 1183-PL-EX-00 PL01, 1183-PL-EX-01 PL01, 1183-PL-EX-02 PL01, 1183-PL-EX-03 PL01, 1183-PL-EX-04 PL01, 1183-PL-EX-05 PL01, 1183-PL-EX-RF PL01, 1183-PL-EE-01 PL01, 1183-PL-EE-02 PL01, 1183-PL-EE-03 PL01, 1183-PL-EE-04 PL01, 1183-PL-ES-AA PL01, 1183-PL-ES-BB PL01

Demolition drawings

1183-PL-DM-B2 PL01, 1183-PL-DM-B1 PL01, 1183-PL-DM-00 PL01, 1183-PL-DM-01 PL01, 1183-PL-DM-02 PL01, 1183-PL-DM-03 PL01, 1183-PL-DM-04 PL02, 1183-PL-DM-05 PL03, 1183-PL-DM-RF PL01

Proposed drawings

*1183-PL-GA-B2 PL01, 1183-PL-GA-B1 PL01, **1183-PL-GA-00 PL03**, 1183-PL-GA-01 PL02, 1183-PL-GA-02 PL02, 1183-PL-GA-03 PL02, 1183-PL-GA-04 PL03, **1183-PL-GA-05 PL04**, **1183-PL-GA-RF PL04**, ~~1183-PL-GA-RF-PVZ-PL01~~, **1183-PL-GE-01 PL04**, **1183-PL-GE-02 PL04**, 1183-PL-GE-03 PL01, **1183-PL-GE-04 PL02**, 1183-PL-GS-AA PL01, 1183-PL-GS-BB PL01, 1183-PL-FA-01 PL02, 1183-PL-FA-02 PL01, 1183-PL-FA-03 PL01, 1183-PL-FA-04 PL01".*

The proposed changes do not materially affect the appearance of the building, or the overall design approach compared to the Approved Scheme. Nor do they affect the original consideration undertaken by the Council in terms of its accordance with relevant planning policy.

Considering the above, the proposed changes are not considered to be contentious and are non-material in relation to the Approved Scheme.

NON-MATERIAL AMENDMENT TO CONDITION 4

The Ground Floor Plan Proposed, dwg ref. 1183_PL-GA-00 PL03 (approved revision PL02) proposes internal changes to the layout of the cycle store and changing facilities, namely:

- Reconfiguration of the cycle store (67 long stay and 22 short stay cycle spaces retained as per the Approved Scheme);
- Reconfiguration of the changing facilities to provide male and female changing rooms;
 - Eight showers proposed in total (Approved Scheme provided seven);
 - 36 lockers proposed in total (Approved Scheme provided 44); and
 - One DDA WC / shower room (as per Approved Scheme).



These changes require an update to the wording of Condition 4. The suggested condition wording is outlined below with the revised drawing revision emphasised in bold:

*"The secure cycle storage area for 67 long stay cycle spaces and 22 short stay cycle spaces as shown on the ground floor plan hereby approved ref. 1183-PL-GA-00 **PL03** shall be provided in its entirety prior to the first occupation of the office, and permanently retained thereafter."*

The proposed changes to the ground floor cycle storage and changing facilities are considered to be non-material.

APPLICATION DOCUMENTS

The following documentation has been submitted via the Planning Portal as part of this NMA Application:

- This Covering Letter prepared by Montagu Evans;
- Non-Material Amendment Application Form prepared by Montagu Evans;
- Site Location Plan prepared by Buckley Gray Yeoman;
- Drawing Schedule prepared by Montagu Evans; and
- Application Drawings (approved and proposed) prepared by Buckley Gray Yeoman.

CLOSING

[REDACTED]

We trust the enclosed is in order and look forward to receiving acknowledgement of its registration in due course. If you do have any queries on this matter, please contact Peter Bovill [REDACTED] or Eleanor Mazzon [REDACTED] Anthony Brogan [REDACTED] in the first instance.

Yours faithfully

[REDACTED]

Montagu Evans LLP

Enc.