



Your ref:

Our ref: 44802

24th February 2021

**Planning Department
Westminster City Council
Westminster City Hall
64 Victoria Street
London
SW1E 6QP**

Stantec UK Limited

78 Cowcross Street
London
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Dear Sir/Madam,

RE: TORRIDON HOUSE CAR PARK, RANDOLPH GARDENS, LONDON, NW6 5HP

**APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

On behalf of Westminster City Council's Growth, Planning and Housing Department, we are submitting a non-material amendment application (s96A) to vary the wording of conditions 12 and 18 of the planning permission dated 30th September 2020 (ref. 19/09329/COFUL) at Torridon House Car Park, Randolph Gardens, London, NW6 5HP.

The application seeks non-material amendments to conditions 12 and 18 of planning permission reference (ref. 19/09329/COFUL), which was granted on 30th September 2020 for:

“Demolition of existing structures including storage sheds and redevelopment of existing car park to provide two blocks of three and five storeys providing a total of 21 x Use Class C3 (residential) units and other associated works, including the provision of storage units, car and cycle parking, landscaping, access gates and boundary treatment.”

In support of the application, we have submitted:

- Completed planning application forms,
- Covering Letter (this document); and
- The relevant planning application fee.

The application seeks approval for the re-wording of conditions 12 and 18 as follows:

Condition 12			
Existing Wording	Proposed New Wording	Existing Reason	Proposed New Reason
You must provide each car parking space shown on the approved drawings prior to occupation of the new dwellings and each car parking space shall only be used for the parking of vehicles of existing licence holders of the adjoining Naima School and Torridon House.	You must provide each car parking space and disabled car parking space shown on the approved drawings prior to occupation of the new dwellings. Each car parking space shall only be used for the parking of vehicles of license holders of the adjoining Naima School and Torridon House and the two disabled car parking spaces shall only be used by residents of the new development.	To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB).	To ensure that the 17 re-provided car parking spaces are only used by license holders of the Naima Jewish Preparatory School and Torridon House, and that the two disabled car parking spaces are only used by residents of the new development.
Condition 18			
Existing Wording	Proposed New Wording	Existing Reason	Proposed New Reason
During construction, delivery vehicles must not arrive at or depart the site between the hours of 08:00 - 09:30 and 15:00 - 16:00 Monday to Friday during school term times.	During construction, delivery vehicles must not arrive at or depart the site between the hours of 8:00 – 9:30 and 15:00 – 16:30 Monday to Friday during school term times.	To protect the safety of children attending the surrounding schools during drop off and pick-up times.	To protect the safety of children attending the surrounding schools during drop off and pick up times and to reflect the amended wording for the condition approved by the Planning Applications Sub-Committee.

The amended wording has been prepared in consultation with the neighbouring Naima Jewish Preparatory School and given the context of the new 'Reasons' set out above, it is considered that the changes proposed are non-material in nature.

We have been advised by the Planning Portal that the simplest way to submit the application using the new system, is to select a reason for exemption to nullify the fee so that the application can be released to the planning authority straight away. The planning application fee of £234.00 will be transferred internally by the Applicant.

We look forward to receiving confirmation that the application has been validated. However, should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Senan Seaton Kelly
Senior Planner

on behalf of Stantec UK Ltd

Encls: