

Application ref: 2022/1859/P
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Date: 24 October 2022

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Montagu Evans
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Ort House Conference Centre
126 Albert Street
London
NW1 7NE**

Proposal: Various amendments to planning permission 2017/5071/P dated 25/07/2018 (for enlargement and refurbishment of existing building), namely replacement gate off Arlington Road; reduction in service riser height; new lift overrun; and correction of discrepancies in approved set of drawings.

Drawing Nos:

Superseded drawings: 090 PA 15, 090 PA 16 Rev B, 090 PA 17 Rev A

Revised drawings: 090 PA 15 Rev C, 090 PA 16 Rev C, 090 PA 17 Rev B, 090 PA 515, 090 PA 516

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2017/5071/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Waldrums Daylight and Sunlight Report 23rd August 2017, Environmental Equipment Corporation Ltd Background Noise Survey Report

23rd August 2017, Energy & Sustainability Statement XC02 August 2017, Design and Access Statement Rev A September 2017, Ground Engineering Site Investigation Report June 2017, Barrell Tree Consultancy Arboricultural Assessment & Method Statement 13 July 2017, Tree Protection Plan 17148-BT1, Conisbee Basement Impact Assessment: Structural Method Statement 02 Aug 2017, PA01, PA 02, PA 03, PA 04, PA 05, PA 06 Revision A, PA 07 Revision A, PA 08, PA 09 Revision B, PA 10 Revision B, PA 11 Revision B, PA 12 Revision B, PA 13 Revision B, PA 14 Revision A, 090 PA 15 Revision C, 090 PA 16 Revision C, 090 PA 17 Revision B, PA 18, 090 PA 515, 090 PA 516, and SK100.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:

This application seeks to amend the proposal with the following changes: minor amendments to elevations, reduction in service riser height, amendment to lift overrun and replacement of a gate off Arlington Road.

The buildings elevations have been updated to address discrepancies between the existing and the previously approved plans. The proposed east elevation now reflects the existing window and mullion layout which was incorrect on the original application (2017/5071/P); this regularises the plans.

During the construction, it was found that the existing water tank located adjacent to the new wall between Arlington Road and Albert Street has proven to be redundant. This has enabled the proposals to be revised to reduce the height of the proposed brickwork by 1.29m to match the height of the new roof parapet.

Given the building division between Arlington Road and Albert Street, the Arlington Road aspect requires a new service core which includes a lift. The lift overrun would protrude 500mm above the roof and the structure would be located 4.3m away from the building parapet on the east elevation and be centrally based. It would not be seen from street level and it is not considered to have an impact on the character and appearance of the host building or the surrounding area.

A new gate is proposed to replace the existing on Arlington Road to serve the office building which would be accessed directly from Arlington Road. The gate's size and height would be flush with the main gate and the proposed material, colour and design are considered acceptable.

Overall, the amendments are considered minor in nature and would not materially impact on the building's appearance or on the amenity of neighbours beyond that caused by the original permission.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2017/5071/P granted 25th July 2018.

The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the

substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 25/07/2018 under reference number 2017/5071/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer

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