

Application ref: 2022/4205/P
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Montagu Evans LLP
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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:

Templar House
81 - 87 High Holborn
London
WC1V 6NU

Proposal: Amendments including revised canopy locations over external seating fronting High Holborn, recessed porch to High Holborn front entrance, alterations to fire escape doors on Eagle Street and correction to ground floor fire exit door fronting High Holborn to planning permission 2021/3885/P dated 30/09/2021 for amendment to condition 3 (approved plans) of planning permission granted on 30/04/2021 under ref 2020/1310/P for alterations to the ground floor of High Holborn façade including installation of new glazed shopfronts, retractable awnings, external seating areas and new 'Templar House' inset lettering on existing fascia in association with the use of the basement and ground floor as A1 and A3 uses (sui generis use class), alterations to the ground floor of the Eagle Street façade to include new fixed glazing, new entrance door and louvre doors. THE CHANGES to the approved scheme include relocation of internal bin store from lower ground floor to ground floor level; revised cycle parking layout; retention of recessed front entrance; alterations to ground floor doors on the front elevation; alterations to the ground floor openings on the rear elevation; changes to proportion of A3 floorspace on ground floor.

Drawing Nos:

SUPERSEDED:

UCH-AST-XX-00-DR-A-011750 rev P01; UCH-AST-XX-00-DR-A-011751 rev P01; UCH-AST-XX-DR-A-011752 rev P01; UCH-AST-XX-DR-A-011852 rev P01; UCH-AST-XX-XX-DR-A-011853 rev P01.

PROPOSED

UCH-AST-XX-00-DR-A-011750 rev P02; UCH-AST-XX-00-DR-A-011751 rev P02; UCH-AST-XX-DR-A-011752 rev P02; UCH-AST-XX-DR-A-011852 rev P02; UCH-AST-XX-XX-DR-A-011853 rev P02.

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 2021/3885/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

10_EE_001 P2; EX_EE_050 P2; EX_EE_099 P2; EX_EE_100 P2; EX_EE_101 P2; EX_EE_320 P2; EX_EE_321 P2.

UCH-AST-XX-XX-DR-A-011601 P02; UCH-AST-XX-B1-DR-1-011709 rev P01; UCH-AST-XX-00-DR-A-011750 rev P01; UCH-AST-XX-00-DR-A-011751 rev P01; UCH-AST-XX-DR-A-011752 rev P01; UCH-AST-XX-DR-A-011852 rev P01; UCH-AST-XX-XX-DR-A-011853 rev P01; Non material amendment report (ref UCH-AST-XX-XX-PP-A 011006 rev P01) prepared by Astudio dated 06th September 2022.

Informative(s):

1 Reason for granting approval-

Government guidance states that there is no statutory definition of 'non-material'. The National Planning Practice Guidance (NPPG) makes it clear that this is because whether changes are non-material is dependent on the context of the overall scheme. There are a number of changes to the approved scheme however the proposed works are relatively minor in the context of the permitted scheme. The proposal includes minor design changes to building. These changes are as a result of further design development with the contractor.

The 2021 planning permission included awnings over alternate bay windows over the commercial units fronting High Holborn. The proposal seeks to amend the location of the awnings so that they are over the 2, 3, 4 and 5th bays. This would maintain the symmetry of the façade and would be a minor visual change to the High Holborn frontage. The relocation of the recessed front entrance doors further into the interior of the building would not materially affect the character or appearance of the building. Doors to the existing entrance porch area would remain in the same location as the doors detailed on the approved plans so would not change the visual appearance of this part of the building nor introduce any further safety issues in terms of anti-social behaviour. The fire escape door and main entrance door fronting Eagle Street have been amended to open inwards rather than outwards which is welcomed in terms of pedestrian safety. The location, type, and size of the door openings will remain the same as the approved scheme. The existing external fire door on the Holborn High façade was erroneously shown as a single door but is in fact a double door opening. The

proposed plans have been amended to correct this error. These changes would be a minor in nature to the frontage and would not be considered material in relation to the development as a whole.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not increase the size of the building or materially alter the appearance of the building or materially impact on the character and appearance of the conservation area; and do not materially impact on any neighbouring properties.

Given the nature of the application as a non-material amendment to the previously approved schemes, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme 2020/1310/P dated 30/04/2021 as amended by planning permission ref 2021/3885/P dated 30/09/2021.

- 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 30/09/2021 under reference number 2021/3885/P and is bound by all the conditions and obligations 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



Daniel Pope
Chief Planning Officer

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