

DS/CA/DP6346  
22 June 2023

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Dear Alex,

**200 GRAYS INN ROAD, LONDON, WC1X 8XZ  
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 2023/0869/P RELATING TO  
CONDITION 4 AND 6.**

On behalf of our client, Great Ropermaker (GP) Limited ('the Applicant'), we hereby enclose an application under Section 96a of the Town and Country Planning Act ('the Act') for a non-material amendment to planning permission 2023/0869/P, granted on 19 April 2023, in relation to 200 Grays Inn Road, London, WC1X 8XZ ('the Site'). The consented description of development ('the Consented Development') is set out below:

*'Erection of single storey roof extensions for ancillary office space with associated roof terrace and relocation of plant.'*

**Proposed Amendment**

Condition 4:

The current wording of condition 4, to which this application relates, is set out below:

*'No development shall take place until full details of hard and soft landscaping and means of enclosure of the roof terrace hereby approved have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

The Applicant seeks to amend the wording of condition 4 to enable flexibility in the submission of the full details of the hard and soft landscaping. The amendment is sought to allow for the commencement of development to begin prior to the submission of details. The proposed amended wording of the condition is as follows:

*'~~No development shall take place until~~ **Within six months of commencement** full details of hard and soft landscaping and means of enclosure of the roof terrace hereby approved ~~have~~ **shall be** ~~been~~ submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. **The development (new single storey roof extensions for ancillary office space with associated roof terrace) shall not be occupied until the landscaping has been fully implemented in accordance with details submitted to and approved by the LPA.'***



### Condition 6:

The current wording of condition 6, to which this application relates, is set out below:

*'The roof terrace hereby approved shall be used as an outdoor amenity terrace for the occupants of the host building only and between the hours of 07:00 and 20:00hrs Monday to Friday only.'*

The Applicant seeks to amend the wording of condition 6 to enable greater flexibility for users of the terrace to accommodate the changing demands in office use. It is therefore proposed to amend the hours from the consented 07:00 – 20:00 to 08:00 – 22:00. The amended condition wording is as follows:

*'The roof terrace hereby approved shall be used as an outdoor amenity terrace for the occupants of the host building only and between the hours of ~~07:00 and 20:00hrs~~ 08:00 and 22:00hrs Monday to Friday only.'*

### **Assessment of Non-Material Amendment**

The National Planning Practice Guidance (NPPG) (March 2014) states the following regarding non-material amendments:

*"There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."*

The proposed amendment to condition 4 will allow for the commencement of the development whilst details of the landscaping are finalised. The proposed amendment seeks to allow for a further six months to submit the full details to the council for details this will allow for the best design to come forward whilst initial works are undertaken. It is therefore considered that this proposed amendment to the landscaping details submission is non-material in this instance.

Likewise condition 6, here the context of the proposed non-material amendment is the wider approved scheme, which is the provision of a rooftop extension and outdoor rooftop terrace, which is not situated within proximity to any sensitive noise receptors. As such, it is considered that the proposed amendment to the terrace opening hours is non-material in this instance.

### **Submission Documents**

In addition to this covering letter, please find enclosed the following:

- Application Form and Ownership Certificates, prepared by DP9; and
- Site Location Plan, Prepared by Bennetts Associates

Please note a payment of £298 (including VAT and service charge) has been made online to cover the planning application fee.

Should you require any further information, please contact David Shiels (Tel: 07880070760) or Charlotte Allen (Tel: 07514 731838) at this office.

Yours sincerely,



DP9 Ltd.

**DP9 Ltd.**  
**Encs.**