

Application ref: 2023/2367/P
Contact: Alex Kresovic
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Date: 22 June 2023

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DP9
100 Pall Mall
London
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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:
200 Gray's Inn Road
London
WC1X 8XZ

Proposal: Non-material amendment to planning permission ref: 2023/0869/P dated 19 April 2023 for: "Erection of single storey roof extensions for ancillary office space with associated roof terrace and relocation of plant", namely to amend the wording of condition 4 (hard and soft landscaping) and 6 (hours of use).

Drawing Nos: NMA Cover Letter dated 22 June 2023 prepared by DP9 Planning Consultants, GIR-BA-10-L00-D-A-0 (Location Plan) dated 24/02/2023 Rev P3.

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.4 of planning permission 2023/0869/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

Within six months of commencement full details of hard and soft landscaping and means of enclosure of the roof terrace hereby approved shall be 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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, and D1 of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.6 of planning permission 2023/0869/P shall be replaced with the following condition:

REPLACEMENT CONDITION 6

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 08:00 and 22:00hrs Monday to Friday only.

Reason: To protect the amenities of neighbouring premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 19 April 2023 ref: 2023/0869/P for the erection of single storey roof extension for ancillary office space with associated roof terrace and relocation of plant.

The amendment to the wording of condition 4 will enable flexibility in the submission of the full details of the hard and soft landscaping which would allow for the commencement of development to begin prior to the submission of details.

The amendment to the wording of condition 6 will enable the occupants of the host building greater flexibility in using the roof terrace as an outdoor amenity space. It is noted that condition 7 of the substantive permission granted on 19 April 2023 under reference number 2023/0869/P already omits amplified music being played on the terrace.

Given the absence of any sensitive receptors in the neighbouring buildings, it is considered that the extended hours of use of the roof terrace would not be detrimental to the amenity of the locality.

It is therefore considered that the proposed development will result in the substantially the same development and can be considered as a non-material amendment to the approved scheme ref 2023/0869/P. It is considered reasonable and appropriate in the circumstance and will have no adverse material effect in terms of landuse, design and bulk of the approved scheme and impact on surrounding streetscene and neighbourhood amenity.

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 19 April 2023 under

reference number 2023/0869/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 centered on the page.

Daniel Pope
Chief Planning Officer

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