

Application ref: 2022/4206/P
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Montagu Evans LLP
70 St Mary Axe
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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 replacement of windows with doors at 6th and 7th floor levels on the western and eastern side elevations of the link building, replacement of louvres with glazed panels at 8th floor level within the stair core to the rear of the building fronting Eagle Street, increase in height of eastern ground floor boundary wall to accommodate amendments to the height and slope of the approved roof lights and installation of smoke vents at basement level on the northern elevation to planning reference 2020/1351/P dated 30/04/2021 as amended by planning reference 2021/3887/P dated 30/09/2021 for installation of new plant equipment and associated acoustic screening at 7th, 8th and 9th floor levels fronting High Holborn, the link block and Eagle Street, kitchen extract duct, extensions to the existing lift cores, a new single storey WC block at 8th floor level and creation of external enclosed and covered terrace with associated railings at roof level fronting High Holborn.

Drawing Nos: SUPERSEDED DRAWINGS

UCH-AST-XX-B1-DR-A 01 2709 rev P1; UCH-AST-XX-01-DR-A 01 2711 rev P1; UCH-AST-XX-06-DR-A 01 2716 rev P1; UCH-AST-XX-07-DR-A 01 2717 rev P1; UCH-AST-XX-XX-DR-A 01 2800 rev P1; UCH-AST-XX-XX-DR-A 01 2801 rev P1; UCH-AST-XX-XX-DR-A 01 2804 rev P1; UCH-AST-XX-XX-DR-A 01 2805 rev P1.

APPROVED DRAWINGS

UCH-AST-XX-B1-DR-A 01 2709 rev P02; UCH-AST-XX-01-DR-A 01 2711 rev P02;

UCH-AST-XX-06-DR-A 01 2716 rev P02; UCH-AST-XX-07-DR-A 01 2717 rev P02; UCH-AST-XX-XX-DR-A 01 2800 rev P02; UCH-AST-XX-XX-DR-A 01 2801 rev P02; UCH-AST-XX-XX-DR-A 01 2804 rev P02; UCH-AST-XX-XX-DR-A 01 2805 rev P02; Non-material amendment report prepared by Astudio dated 05/09/2022 (ref UCH-AST-XX-XX-PP-A-011007; Covering letter prepared by Montague Evans 28/09/2022 (ref PD12929/PB/JL.

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 2020/1351/P as amended by 2021/3887/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-

10_EE_001; EX_EE_060 P1; EX_EE_149 P2; EX_EE_150 P1; EX_EE_151 P1; EX_EE_152 P1; EX_EE_153 P2; EX_EE_154 P2; EX_EE_155 P1; EX_EE_156 P1; EX_EE_157 P1; EX_EE_158 P1; EX_EE_159 P1; EX_EE_330 P1; EX_EE_331 P1; EX_EE_332 P1; EX_EE_333 P1; EX_EE_334 P1; EX_EE_335 P1.

UCH-AST-XX-XX-DR-A-01 2601 P1; UCH-AST-XX-B1-DR-A 01 2709 rev P02; UCH-AST-XX-00-DR-A-012710 P1; UCH-AST-XX-01-DR-A 01 2711 rev P02; UCH-AST-XX-02-DR-A-012712 P1; UCH-AST-XX-03-DR-A-012713 P1; UCH-AST-XX-04-DR-A-012714 P1; UCH-AST-XX-05-DR-A-012715 P1; UCH-AST-XX-06-DR-A 01 2716 rev P02; UCH-AST-XX-07-DR-A 01 2717 rev P02; UCH-AST-XX-08-DR-A-012718 P1; UCH-AST-XX-09-DR-A-012719 P1; UCH-AST-XX-XX-DR-A-012802 P1; UCH-AST-XX-XX-DR-A-012803 P1; UCH-AST-XX-XX-DR-A 01 2800 rev P02; UCH-AST-XX-XX-DR-A 01 2801 rev P02; UCH-AST-XX-XX-DR-A 01 2804 rev P02; UCH-AST-XX-XX-DR-A 01 2805 rev P02; Non-material amendment report prepared by Astudio dated 05/09/2022 (ref UCH-AST-XX-XX-PP-A-011007; Covering letter prepared by Montague Evans 28/09/2022 (ref PD12929/PB/JL.

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

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 mainly to the eastern and western side elevations of the link building of Templar House. These changes are as a result of further design development with the contractor as works progress on site.

The proposal seeks to make changes to the fenestration on the upper floors of the link block. This would include replacement of 4 existing windows within 4 bays on each of the eastern and western elevations with doors to provide access to the existing terraces. The top bay curtain wall on the cores would also include glazed panels rather than glazed louvres. These changes would continue to maintain the symmetry of the façades and would be a minor visual change to the link building. The amendments to the ground floor roof lights and associated boundary wall are required to accommodate the relocation of smoke vents due to feedback from the London fire bridge on smoke venting. The proposed changes would be considered minor in nature in relation to the development as a whole. It is proposed to replace 2 windows at lower ground floor level with 4 smoke vents that would be full height. Given the location at lower ground floor level within a courtyard area and the fact that this part of the building is screened from any public vantage point, this change is considered minor in nature.

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 2020/1351/P dated 30/04/2021 as amended by planning reference 2021/3887/P dated 30/09/2021.

- 2 You are advised that this decision relates only to the changes set out above and within the submitted documents and shall only be read in the context of the substantive permission granted on 30/04/2021 under reference number 2020/1351/P and is bound by all the conditions and legal 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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