



**GERALDEVE**  
A NEWMARK COMPANY

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
FAO: Patrick Marfleet

One Fitzroy 6 Mortimer Street  
London W1T 3JJ  
Tel. +44 (0)20 7493 3338  
[geraldev.com](http://geraldev.com)

**Our ref: GBR/EMOU/AME/U0016297**

**Your ref: PP-12292196**

19<sup>th</sup> July 2023

**105-121 Judd Street, WC1H 9NE**

**Section 96a of the Town and Country Planning Act 1990 (as amended)**

We write on behalf of 105 Judd Street Limited ("the Applicant"), to apply for non-material amendments under Section 96a of the Town and Country Planning Act 1990 (as amended) to planning permission ref.2022/1817/P as granted on 10<sup>th</sup> May 2023.

### **Background**

Planning permission ref.2022/1817/P ("the original planning permission") permits the following development at 105 – 121 Judd Street:

*"Partial demolition and erection of extension at part third floor, fourth floor, fifth floor and rooftop plant in connection with the ongoing use of the building for commercial, business and service uses (Class E); associated external alterations to the elevations, improvements to the public realm and replacement of the existing ramp; roof terraces at levels three, four and five; provision of cycle parking, waste/recycling storage and other services; associated external alterations."*

Resolution to grant permission was provided at planning committee on 15<sup>th</sup> September 2022 and a formal decision notice was issued on 10<sup>th</sup> May 2023 following signing of the Section 106 Agreement.

In the time since the application was determined at planning committee, the proposal has been subject to further detailed design work. During this process, the approved scheme has been subject to refinement and design development which has identified the opportunity to make a series of improvements to the original planning permission, including in respect of public and tenant user experience.

### **Proposed Amendments**

The NMA Summary Document and enclosed drawings prepared by Stiff + Trevillion explain the proposed amendments in detail and a summary is provided below.

1. Development of internal layouts and core arrangements including the layout and location of the affordable workspace (the quantum of affordable workspace remains as permitted, 102 sqm GIA);

2. Development of the main entrance design including height adjustment to the main entrance door and the introduction of a ramp to improve accessibility.
3. Extension of the main entrance plinth along the south-east elevation and provision of new doors in the existing glazed façade to allow for enhanced accessibility and additional activation along Judd Street.
4. Omission of entrance door on the corner of Judd Street and Hastings Street and the retention of corner steps in this location to enable to provision of a door should this be sought by a future tenant.
5. Parapet height rationalisation, adjustments to the height of balustrades for edge protection compliance and the provision of a balustrade to the north-east corner flat roof.

### Scope of Changes

Having regard to National Planning Policy Practice Guidance (Paragraph: 002 Reference ID: 17a-002-20140306), the proposals have been assessed in the context of the overall scheme and are considered to be 'non-material'.

### **Proposed Variation to Conditions**

To facilitate the proposed amendments, Condition 2 (Approved Drawings) is sought to be amended through this application. An approved and proposed drawing list is included at **Appendix 1**.

### **Planning Policy Statement**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory development plan for the Site comprises both regional (London) and local planning policy:

- The London Plan (2021); and
- The Camden Local Plan (2017).

National policy guidance is produced by central government in the form of the National Planning Policy Framework (NPPF) (2021) which is a material consideration in the determination of this planning application.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering applications.

### **Planning Considerations**

#### Design and Heritage

Policy D1 of the Camden Local Plan seeks to secure high quality design in development and to ensure that new developments are attractive, safe and easy to use. The policy lists the characteristics LB Camden will expect to achieve this policy objective including requiring development to respect local context and character, preserves or enhances the historic environment and is of sustainable and durable construction. Camden Local Plan Policy D2 states that the Council will preserve and where appropriate enhance Camden's heritage assets and their

settings. In relation to conservation areas, the policy says that the Council will take into account of Conservation Area Statements, Appraisals and Management Strategies.

The NMA Summary Document enclosed within this submission explains the proposed design changes. The amendments are resultant from design development and opportunities to enhance the development. In accordance with Policy D1 and Policy D2 of the Camden Local Plan and as per the original planning permission, the proposed amendments have been designed by Stiff + Trevillion to be of the highest architectural quality and the proposed development will continue to have a positive and enhancing effect upon the Bloomsbury Conservation Area and the setting of other nearby heritage assets.

Separately, a deed of variation to the signed Section 106 agreement will be required to capture the amendments proposed under this application. Namely, to update two drawings appended to the S106 agreement to ensure consistency with the approved plans (highways plan and affordable workspace plan). The full details will be agreed to LB Camden in due course.

#### **Application Documents**

The application comprises the following documents which have been submitted online via the planning portal (ref. PP-12292196) alongside this cover letter.

- Completed Application Form, prepared by Gerald Eve;
- Proposed drawings (listed at Appendix 1);
- 105 Judd Street NMA Summary Document, prepared by Stiff + Trevillion, dated June 2023; and
- Highway Works Plan, prepared by Stiff + Trevillion (for information).

The requisite application fee of £234 (plus planning portal service charge of £64) has been paid online concurrent to the submission of this planning application via the Planning Portal. We look forward to receiving confirmation of the applications being made valid. Should you have any queries in the interim, please contact Gary Brook (0207 333 6311) or Emma Mounsey (0207 333 6319) of this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gerald Eve LLP', written in a cursive, flowing style.

**Gerald Eve LLP**

Enc. As above

## Appendix 1: Approved and Proposed Drawing Schedule

Drawing Title	Approved Drawing No/Revision	Proposed Revision No/Revision
Proposed Ground Floor Plan	4608-07-GA-100 Rev A	4608-07-GA-100 Rev B
Proposed First Floor Plan	4608-07-GA-101 Rev A	4608-07-GA-101 Rev B
Proposed Second Floor Plan	4608-07-GA-102 Rev A	4608-07-GA-102 Rev B
Proposed Third Floor Plan	4608-07-GA-103 Rev A	4608-07-GA-103 Rev B
Proposed Fourth Floor Plan	4608-07-GA-104 Rev A	4608-07-GA-104 Rev B
Proposed Fifth Floor Plan	4608-07-GA-105 Rev A	4608-07-GA-105 Rev B
Proposed Roof Plan	4608-07-GA-106 Rev A	4608-07-GA-106 Rev B
Proposed Basement Floor Plan	N/A New Drawing	4608-07-GA-120 Rev A
Proposed North Elevation	4608-07-PR-201 Rev B	4608-07-PR-201 Rev C
Proposed South Elevation	4608-07-PR-202 Rev B	4608-07-PR-202 Rev C
Proposed East Elevation	4608-07-PR-203 Rev B	4608-07-PR-203 Rev C
Proposed West Elevation	4608-07-PR-204 Rev B	4608-07-PR-204 Rev C
Proposed Lower Ground Elevations	N/A New Drawing	4608-07-PR-210
Proposed Southern Lightwell Elevations	N/A New Drawing	4608-07-PR-211
Proposed Section A-A	ST-07-PR-301 Rev A	ST-07-PR-301 Rev B
Proposed Section B-B	ST-07-PR-302 Rev A	ST-07-PR-302 Rev B
Proposed Design Criteria Sections	N/A New Drawing	ST-07-PR-310