

Application ref: 2023/1069/P
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Date: 31 July 2023

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Knight Frank
55 Baker Street
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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:

**7ABC Bayham Street
London
NW1 0EY**

Proposal: Amendments to planning permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, (for Demolition of existing office buildings and erection of 5 storey (plus two storey basement) building comprising mixed office and hotel use), namely to make amendments to the size of the approved basement areas and alterations associated with the rationalisation of internal layouts.

Drawing Nos: Superseded: A-100-097 P0, A-100-098 P3, A-100-099 P3, A-100-100 P4, A-100-101 P4, A-100-102 P3, A-110-003 P4, A-120-003 P5,

Proposed: A-100-097 P1, A-100-098 P4, A-100-099 P4, A-100-100 P5, A-100-101 P5, A-100-102 P4, A-110-003 P5, A-120-003 P6

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.2 of planning permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: (1783) A-000-001, A-000-002, A-100-097 P1, A-100-098 P4, A-100-099 P4, A-100-100 P5, A-100-101 P5, A-100-102 P4, A-100-103 P5, A-100-004 P3, A-100-005 P2, A-110-001 P7, A-110-002 P2, A-110-003 P4, A-110-004 P4, A-120-001 P5, A-120-002 P3, A-120-003 P6, A-120-004 P1, A-120-010, A-120-011, A-120-012 P1

Background Papers and Supporting Documents: Dexter Moren Associates Section 73 Proposed Scheme Amendments Rev G October 2021, Campbell Reith BIA audit Rev D1 dated November 2018, Campbell Reith BIA audit Rev F1 dated February 2019, GL Hearn Sequential Assessment dated 15/01/2019, Transport Assessment Rev 11 dated November 2018, GL Hearn Financial Viability Assessment dated 17/08/2018, White Bridge financial feasibility study dated August 2018, GL Hearn cover letter dated 31/07/2018, Ecology Report dated 23/07/2018, Heritage Collective heritage statement and addendum dated July 2018, Sandy Brown noise report dated 26/07/2018, Waste Strategy Report dated 24/07/2018, Statement of Community Involvement dated July 2018, GLHearn Planning Statement dated July 2018, Ensphere Draft Construction Management Plan dated July 2018, Land Stability Assessment dated February 2018, Hydrogeological and Hydrological Assessment dated July 2018, Archaeology Desk Based Assessment dated May 2018, Air Quality Assessment dated 24/07/2018, BPS FVA audit 02/11/2018, Report VA3259.210513.NIA2; Ensphere Energy Statement (November 2020); Ensphere Sustainability Statement (November 2020) Updated Daylight, Sunlight and Overshadowing Report (January 2021).

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

Informative(s):

- 1 The current proposals seek to make a number of minor alterations to the approved development including: Alterations to size of the approved basement floor areas, various alterations to internal layouts at all levels which are shown for clarity, alteration to the approved office entrance and alterations to the approved western elevation and section CC to show removal of panels beneath light well windows and full height windows to match the approved elevations.

The proposed amendments seeks to increase the floor area of basement level 2 by 31sqm and basement level 1 by 10sqm. These enlarged areas are consistent with the plans included within the approved basement construction plan which was submitted to discharge the relevant clause of the associated s106 agreement for the development. The proposed internal alterations are the result of the rationalisation of the approved layouts at all levels which are shown for clarity and do not have any external manifestation. The proposed external alterations to the office entrance and lightwell windows are minor and would not have any significant impact on the appearance of the approved scheme.


The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, noise or outlook.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission 2018/3647/P dated 28/08/202, as amended by 2020/5647/P dated 19/01/2022, 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



Daniel Pope
Chief Planning Officer

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