

Application ref: 2023/3359/P
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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:

Dilke House
1 Malet Street
London
WC1E 7JN

Proposal: Non-Material Amendment to alter the description of development and Conditions 2 (Approved Plans), 3 (Class E(g)(i) Office floorspace shall be provided in accordance with the approved plans) and 4 (Class F.1(a) Education floorspace shall be provided in accordance with the approved plans) of planning reference 2021/5145/P dated 18/05/22 for change of use from business (Class E) to an alternative use of either offices (Class E(g)(i)) or education provision (Class F.1(a)) on the ground, first, second and third floors. NAMELY: Change of use from business (Class E) to an alternative use of either offices (Class E(g)(i)) or education provision (Class F.1(a)).

Drawing Nos: Superseded:

1240 Rev. P03, 1241 Rev. P02, 1242 Rev. P02, 1243 Rev. P03, 1244 Rev. P03, 1245 Rev. P03, 1246 Rev. P03.

Revised:

1240 Rev. P05, 1241 Rev. P05, 1242 Rev. P05, 1243 Rev. P05, 1244 Rev. P05, 1245 Rev. P05, 1246 Rev. P05

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 2021/5145/P dated 18/05/22 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- 1240 Rev. P05, 1241 Rev. P05, 1242 Rev. P05, 1243 Rev. P05, 1244 Rev. P05, 1245 Rev. P05, 1246 Rev. P05

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

For the purposes of this decision, condition no.3 of planning permission 2021/5145/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

Class E(g)(i) Office floorspace shall be provided in accordance with the approved plans.

Reason: To protect premises that are suitable for continued business/office use in accordance with policy E2 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.4 of planning permission 2021/5145/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The ground, first, second and third floors shall only be used as Class F.1(a) Education and shall not be used for any other purposes within Class F1 without planning permission from the Local Planning Authority.

Reason. To prevent the loss of education premises and to avoid potential harm to neighbouring amenities in accordance with policies C2 and AI of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

This Section 96a application (non-material amendment) is to amend the approved floorplans at Dilke House to reconfigure the provision of office and flexible office/education floorspace. The application also seeks to amend the wording of Conditions 2, 3 and 4 attached to planning permission 2021/5145/P to regularise the permission in accordance with the revised layout.

The building is owned by the University of London, which obtained planning permission in May 2022 for a dual use of Class E (office) and Class F1 (education) on the ground, first, second and third floor (Ref: 2021/5145/P). This application

retained 502 sqm GIA of office floor space, which was identified on the approved plans.

It is proposed to reconfigure the approved layout, allocating office and flexible office/education floorspace across the building, while maintaining the overall quantum. A total of 506 sqm GIA office floorspace is proposed, comparable with the approval quantum of 502 sqm GIA.

The occupation of certain floors by each use is non-material, and the revised wording of Conditions 3 and 4 to secure the overall quantum of floorspace in each use is maintained. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 18/05/2022 under reference 2021/5145/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted under Ref. 2021/5145/P dated 18/05/22.

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 2023.

Yours faithfully



Daniel Pope
Chief Planning Officer

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