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London Borough of Camden
Planning and Borough Development
5 Pancras Square
London
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FAO: Laura Dorbeck

Our ref: LOL/SNE/ASI/U0023939

Your ref: PP-12172313

10 October 2023

Dear Sir/Madam,

Darwin Building, 99-105 Gower Street, London, WC1E 6BT
Town and Country Planning Act 1990 (as amended)
Non-material amendment application under S96a to Planning Permission Ref No. 2022/1578/P

We write on behalf of our client, University College London ('the Applicant'), to submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) for non-material amendments to Planning Permission Ref No. 2022/1578/P at the Darwin Building, 99-105 Gower Street, London, WC1E 6BT ('The Site').

This non-material amendment application ('NMA') seeks to vary condition 2 (approved plans) to reflect the current position of the plant and associated equipment installed at the Site. This approach was discussed and agreed with Laura Dorbeck (Principal Planning Officer at the London Borough of Camden) on 12 May 2023.

Background

An application for full planning permission (Ref No. 2022/1578/P) was granted on 19 May 2022 for the following development:

"Installation and replacement of plant and associated equipment at roof level, and installation of two chilled water pipes and several wall-mounted grilles at rear elevation, and other associated works."

Procedure

Section 96a of the Town and Country Planning Act 1990 (as amended) provides local planning authorities with the powers to amend planning permissions where they are satisfied the proposed changes are non-material. There is no statutory definition of what is considered non-material. Planning Practice Guidance explains that this is because it will depend on the context of the overall scheme in any given case. In this instance, the proposed amendments sought are considered non-material in nature and have been agreed with officers at pre-application stage.

Proposed Amendments

Since the grant of the planning permission (Ref No. 2022/1578/P), dated 19 May 2022, the contractors have installed the relevant plant and associated equipment at the Darwin Building. However, during installation, it was found that the internal space was not adequate for attenuation and the external space (between the window and structural column) provides insufficient space for a grille.

As a result, plenum has had to be installed and placed externally in order for the grilles to achieve internal design requirements and allow for the duct runs and revised MVHR locations. In addition, there is a minor change to the consented route of the pipework to allow for adequate bracketry and to avoid clashing with existing services.

The proposed amendments are set out in further detail within the supporting NMA information pack prepared by Quest Interiors. This is submitted as part of the application for the Council’s consideration.

The proposals therefore seek to vary condition 2 (approved plans) as set out below.

Condition 2 - Approved Plans

Condition 2 of Planning Permission Ref No. 2022/1578/P states the following:

“The development hereby permitted shall be carried out in accordance with the following approved plans: 774_PL_100 A, 774_PL_101 A, 774_PL_102 A, 774_PL_103 A, 774_PL_104 A, 774_PL_105 A, 774_PL_106 A, 774_PL_107 A, 774_PL_108 A, 774_PL_109 A, 774_PL_110 A,774_PL_111 A.”

Replacement Drawings

The following table sets out the approved drawings, replacement drawings and additional drawings which are submitted as part of this NMA application.

Approved Drawing (Reference no.)	Replacement Drawing (Reference no.)	Additional Drawing (Reference no.)
Location Plan (774_PL_100 Rev A)	-	-
Site Plan (774_PL_101 Rev A)	-	-
Existing Roof Plan (774_PL_103 Rev A)	-	-
Existing Roof Plan 2 (774_PL_102 Rev A)	-	-
Existing Front Elevation (774_PL_104 Rev A)	-	-
Existing Rear Elevation (774_PL_105 Rev A)	-	-
Existing Section (774_PL_106 Rev A)	-	-
Proposed Roof Plan (774_PL_107 Rev A)	-	-
Proposed Roof Plan 2 (774_PL_108 Rev A)	-	-
Proposed Front Elevation (774_PL_109 Rev A)	-	-
Proposed Rear Elevation (774_PL_110 Rev A)	Proposed Rear Elevation (774_PL_110 Rev B)	-
Proposed Section (774_PL_111 Rev A)	-	-
-	-	Fourth Floor External Elevation (J3502-A-701 Rev AS)

In addition to the replacement and additional drawings, an NMA information pack has been prepared by Quest Interiors and is submitted as part of this application for the Council’s consideration.

In summary, the proposed works are not considered to have any additional adverse visual impact on the surrounding area and are considered non-material in nature. Therefore, we look forward to receiving a positive determination without delay.

Application Documents

In accordance with the London Borough of Camden's validation requirements, the following documents have been submitted in support of the non-material amendment application:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Consented Rear Elevation Drawing (774_PL_110 Rev A), prepared by Burwell Architects;
- Proposed Rear Elevation Drawing (774_PL_110 Rev B), prepared by Burwell Architects;
- Fourth Floor External Elevation Drawing (J3502-A-701 Rev AS), prepared by Quest Interiors; and
- NMA Information Pack, prepared by Quest Interiors.

The requisite application fee of £234.00 (plus a Planning Portal admin fee of £64.00) has been paid online via the Planning Portal (PP-12172313) at the time of submission.

We look forward to receiving confirmation of registration and validation of the applications shortly. In the meantime, should you have any queries, please do not hesitate to contact Sam Neal (██████████) or Aadam Siddiqui (██████████).
██████████.

Yours faithfully



Gerald Eve LLP