

Application ref: 2023/4100/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 3 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Richard Morton Architects Ltd  
The Bungalow, Home Yard  
Hatfield House  
Hatfield  
Hertfordshire  
AL5 9NF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**75 Farringdon Road**  
**London**  
**EC1M 3PS**

Proposal: Non-material amendment to planning permission 2017/6455/P dated 18/04/2018, to retrospectively change windows on the south elevation, from two unequal casements with one opening light to two equal casements with two opening lights.

Drawing Nos: Superseded: GA.01 Rev P7; GA.02 Rev P7; GA.03 Rev P7; GA.04 Rev P7; GA.05 Rev P7; GE.01 Rev P3

Revised: GA.01 Rev P8; GA.02 Rev P8; GA.03 Rev P8; GA.04 Rev P8; GA.05 Rev P8; GE.01 Rev P4

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 2017/6455/P 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- The development hereby permitted shall be carried out in accordance with the following approved plans [861\_SP-02\_1:500 Rev A (Block

Plan); 861\_SP-01\_1:1250 Rev A (Site Plan); EX.B1; EX.LGF; EX.00; EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; EX.07; EE.00; EE.01; ES.00; ES.01; GA B1 P8; GA LGF P9; GA 00 P11; GA 01 P8; GA 02 P8; GA 03 P8; GA 04 P8; GA 05 P8; GA 06 P7; GA 07 P10; GA 08 P8; GE 00 P3; GE 01 P3; GS 00 P4; GS 01 P4; Planning noise and vibration report (16327-R01-B), dated 7 September 2016; Daylight and Sunlight Report, dated October 2016 and Daylight and Sunlight Addendum Report, dated June 2017; Design Addendum, letter by Matthew Harris for and on behalf of Point 2 Surveyors Ltd dated 17th November 2017].

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

Informative(s):

1 Reason for granting approval-

The applicant has sought to make a non-material amendment to reflect updates to a column of windows on the southern elevation of the consented building. The window units of the southern elevation of the building have been built with two equal casements with two opening lights instead of two unequal casements with one opening light, as shown on the approved plans. As such, the applicant has sought to amend the application plans to ensure the approved plans reflect the design of the as-built windows.

The overall size of the as-built window units remain the same as those approved and maintain the two-pane design as reflected in the approved design. As such, the change in the design from unequal to equal casements and one opening light to two opening lights per window unit are very small changes and would not be discernible to a casual observer in the street. The updated, as-built design would appear as compatible with the remainder of the south elevation and not cause any harm to the building or streetscape.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 18/04/2018 under ref 2017/6455/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

All other aspects of the development would be undertaken in accordance with the approved plans as part of 2017/6455/P and any subsequent approved variations.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 18/04/2018 under reference number 2017/6455/P 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

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line.  
Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).