

Application ref: 2023/4509/P
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Date: 28 November 2023

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Gerald Eve LLP
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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:

UCL Darwin Building
Gower Street
London
WC1E 6BT

Proposal: Non-material amendment to planning permission dated 19 May 2022 ref. 2022/1578/P (for: 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.) Namely, alterations to the pipework and louvres on rear elevation (retrospective)

Drawing Nos:

Superseded Plans: 774_PL_110 A

Proposed 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 B, 774_PL_111 A, J3502-A-701, Design and Access Statement dated 24th March 2022 and cover letter dated 8th April 2022.

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 2022/1578/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:

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 B, 774_PL_111 A, J3502-A-701, Design and Access Statement dated 24th March 2022 and cover letter dated 8th April 2022.

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

Informative(s):

1 Reasons for granting consent:

A non-material amendment has been submitted in relation to alterations to the approved pipework and louvres located on the rear of the Darwin Building. The pipework has been relocated and given the scale and presence of existing pipework on the rear façade, these alterations are largely imperceptible in the context of the building. In addition, the approved louvres within the windows on the fourth floor have been slightly altered to accommodate plenum. The louvres therefore project slightly further forward. This change is a minor alteration and is not significantly different from the approved design.

Overall, the changes are considered to be non-material within the context of the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 19/05/2022 under ref 2022/1578/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 19/05/2023 under reference number 2022/1578/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', is positioned above the typed name.

Daniel Pope
Chief Planning Officer

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