

Application ref: 2023/4710/P  
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The Minster Building  
21 Mincing Lane  
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EC3R 7AG  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:

**13 Fitzroy Street**  
**London**  
**Camden**  
**W1T 4BQ**

Proposal: Non-material amendments to planning permission ref: 2019/2198/P dated 10/07/2020 for 'Construction of a two storey rooftop extension to Block B to create additional B1 floorspace', comprising reconfiguration of the existing main entrance and atrium, external facade alterations, to involve: Replacement of entrance doors, upgrade of Building Maintenance Units (BMU) system on Cleveland Mews, cladding to be limited to the lift extension only, extension to lift cladding and an additional door to be added to level 5

Drawing Nos: 21063-SQP-ZZ-ZZ-DR-A-PL100 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL101 Rev P01, 21063-SQP-ZZ-LG-DR-A-PL102 Rev P01, 21063-SQP-ZZ-GF-DR-A-PL103 Rev P01, 21063-SQP-ZZ-01-DR-A-PL104 Rev P01, 21063-SQP-ZZ-02-DR-A-PL105 Rev P01, 21063-SQP-ZZ-03-DR-A-PL106 Rev P01, 21063-SQP-ZZ-04-DR-A-PL107 Rev P01, 21063-SQP-ZZ-05-DR-A-PL108 Rev P01, 21063-SQP-ZZ-06-DR-A-PL109 Rev P01, 21063-SQP-ZZ-RF-DR-A-PL110 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL201 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL202 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL203 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL204 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL301 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL302 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL111 P03, 21063-SQP-ZZ-ZZ-DR-A-PL112 P03, 21063-SQP-ZZ-LG-DR-A-PL113 Rev P01, 21063-SQP-ZZ-GF-DR-A-PL114 Rev P02, 21063-SQP-ZZ-01-DR-A-P115 Rev P01, 21063-SQP-ZZ-01-DR-A-P116 Rev P01, 21063-SQP-ZZ-03-DR-A-PL117 Rev P01, 21063-SQP-ZZ-04-DR-A-PL118 Rev P01, 21063-SQP-ZZ-05-DR-A-PL119 Rev

P02, 21063-SQP-ZZ-06-DR-A-PL120 Rev P01, 21063-SQP-ZZ-RF-DR-A-PL121 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL211 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL212 P03, 21063-SQP-ZZ-ZZ-DR-A-PL213 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL214 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL311 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL312 Rev P02, Cover letter May (2022), Daylight and Sunlight Report April (2019), Design and Access Statement REV A (July 22), Draft Framework Travel Plan April 19, Economic Benefits Assessment April 19, Energy and Sustainability Planning Context May 2022, Noise Impact Assessment (updated) 17 February 2020, Update to the noise impact assessment report 2 Addendum A Rev A, Planning Statement May (2022), Transport Statement April 19, Transport Note - Disabled Parking August 19, Planning Statement (April 2019), 13 Fitzroy Street Block C Roof (03/01/2023), Daylight and Sunlight Report (May 2022), Design and Access Statement (April 2019).

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.3 of planning permission 2019/2198/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 21063-SQP-ZZ-ZZ-DR-A-PL100 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL101 Rev P01, 21063-SQP-ZZ-LG-DR-A-PL102 Rev P01, 21063-SQP-ZZ-GF-DR-A-PL103 Rev P01, 21063-SQP-ZZ-01-DR-A-PL104 Rev P01, 21063-SQP-ZZ-02-DR-A-PL105 Rev P01, 21063-SQP-ZZ-03-DR-A-PL106 Rev P01, 21063-SQP-ZZ-04-DR-A-PL107 Rev P01, 21063-SQP-ZZ-05-DR-A-PL108 Rev P01, 21063-SQP-ZZ-06-DR-A-PL109 Rev P01, 21063-SQP-ZZ-RF-DR-A-PL110 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL201 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL202 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL203 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL204 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL301 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL302 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL111 P03, 21063-SQP-ZZ-ZZ-DR-A-PL112 P03, 21063-SQP-ZZ-LG -DR-A-PL113 Rev P01, 21063-SQP-ZZ-GF-DR-A-PL114 Rev P02, 21063-SQP-ZZ-01-DR-A-P115 Rev P01, 21063-SQP-ZZ-01-DR-A-P116 Rev P01, 21063-SQP-ZZ-03-DR-A-PL117 Rev P01, 21063-SQP-ZZ-04-DR-A-PL118 Rev P01, 21063-SQP-ZZ-05-DR-A-PL119 Rev P02, 21063-SQP-ZZ-06-DR-A-PL120 Rev P01, 21063-SQP-ZZ-RF-DR-A-PL121 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL211 Rev P02, 21063-SQP-ZZ-ZZ-DR-A-PL212 P03, 21063-SQP-ZZ-ZZ-DR-A-PL213 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL214 Rev P03, 21063-SQP-ZZ-ZZ-DR-A-PL311 Rev P01, 21063-SQP-ZZ-ZZ-DR-A-PL312 Rev P02, Cover letter May (2022), Daylight and Sunlight Report April (2019), Design and Access Statement REV A (July 22), Draft Framework Travel Plan April 19, Economic Benefits Assessment April 19, Energy and Sustainability Planning Context May 2022, Noise Impact Assessment (updated) 17 February 2020, Update to the noise impact assessment report 2 Addendum A Rev A, Planning Statement May (2022), Transport Statement April 19, Transport Note - Disabled Parking August 19, Planning Statement (April 2019), 13 Fitzroy Street Block C Roof (03/01/2023), Daylight and Sunlight Report (May 2022), Design and Access Statement (April 2019).

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

Informative(s):

1 Reason for granting approval -

The changes proposed involve alterations such as replacement of entrance doors with two revolving doors, upgrade of building maintenance units (BMU) system on Cleveland Mews, cladding to be reduced on core 1 façade on the east elevation at roof level. The proposed cladding is to be limited to the lift extension only (been reduced from consented scheme: 2023/2320/P), extension to lift cladding by 0.70m and an additional glazed door to be added to level 5 to gain access to the external terrace of block B. Although the lift extension is being extended, this is considered small-scale in nature and would not appear too dissimilar to what was consented and would not be noticeable from the public realm and would therefore be acceptable. All the proposed changes are considered to be minor in nature and would not have a detrimental impact on the host building or the surrounding area.

Overall the changes are considered to be non-material as they do not change the nature or description of the development. Furthermore, they do not change the application site area, materially increase the height of the building (with the small exception of the lift overrun), or change the amount of new floorspace granted; they do not materially alter the appearance of the building or materially impact on the character and appearance of the surrounding townscape or heritage assets; and has no greater impact on the amenity of neighbours.

Given the nature of the application as a non-material amendment to a previously approved scheme, no external consultation was undertaken. The site's planning history was taken into account when making this decision.

The full impact of the proposed roof extension and associated works has already been assessed by virtue of the decision taken for the approved scheme reference 2019/2198/P, granted subject to S106 Planning Obligation dated 10/07/2020.

- 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 [10/07/2020] under reference number [2019/2198/P] and is bound by all the conditions and S106 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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