

Application ref: 2023/2979/P
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105-121 Judd Street
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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:

**105-121 Judd Street
London
WC1H 9NE**

Proposal: Non material amendment to planning permission 2022/1817/P dated 15/09/2022 for 'Partial demolition and erection of extension at part third floor, fourth floor, fifth floor and rooftop plant in connection with the ongoing use of the building for commercial, business and service uses (Class E); associated external alterations to the elevations, improvements to the public realm and replacement of the existing ramp; roof terraces at levels three, four and five; provision of cycle parking, waste/recycling storage and other services; associated external alterations', NAMELY; change internal layouts and arrangements including the layout and location of the affordable workspace, changes to the design of the front entrance and introduction of a ramp, extension of the main entrance plinth along the south-east elevation and installation of new doors and adjustments to the height of balustrades on South East and South West Elevation and installation of a balustrade on the north-east corner flat roof.

Drawing Nos: Approved; 4608-07-GA-100 Rev C; 4608-07-GA-101 Rev B; 4608-07-GA-102 Rev B; 4608-07-GA-103 Rev B; 4608-07-GA-104 Rev B; 4608-07-GA-105 Rev B; 4608-07-GA-106 Rev B; 4608-07-GA-120 Rev A; 4608-07-PR-201 Rev D; 4608-07-PR-202 Rev C; 4608-07-PR-203 Rev D; 4608-07-PR-204 Rev C; 4608-07-PR-210; 4608-07-PR-211; ST-07-PR-301 Rev B; ST-07-PR-302 Rev B; ST-07-PR-310

Superseded; 4608-07-GA-100 Rev A; 4608-07-GA-101 Rev A; 4608-07-GA-102 Rev A; 4608-07-GA-103 Rev A; 4608-07-GA-104 Rev A; 4608-07-GA-105 Rev A; 4608-07-GA-106 Rev A; 4608-07-PR-201 Rev B; 4608-07-PR-202 Rev B; 4608-07-PR-203 Rev B; 4608-07-PR-204 Rev B; ST-07-PR-301 Rev A; ST-07-PR-302 Rev A

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 2022/1817/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-

4608-ST-07-GA-120, 4608-31-PL-208 A, 4608-31-PL-207 A, 4608-31-PL-206 A, 4608-31-PL-205 A, , 4608-07-PR-302 A, 4608-07-PR-301 A, 4608-07-GA-099 A, 4608-07-DM-105 A, 4608-07-DM-103 A, 4608-07-DM-102 A, 4608-07-DM-101 A, 4608-07-DM-100 A, 4608-07-DM-099 A, 4608-07-DM-204 A, 4608-07-DM-203 A, 4608-07-DM-202 A, 4608-07-DM-201 A, 4608-07-EX-304 A, 4608-07-EX-301 A, 4608-07-EX-204 A, 4608-07-EX-203 A, 4608-07-EX-202 A, 4608-07-EX-201 A, 4608-07-EX-105 A, 4608-07-EX-104 A, 4608-07-EX-103 A, 4608-07-EX-102 A, 4608-07-EX-101 A, 4608-07-EX-100 A, 4608-07-EX-100 A, 4608-07-EX-099 A, 4608-ST-EX-01-101 A, 4608-ST-EX-00-001 A; 4608-07-GA-100 Rev C; 4608-07-GA-101 Rev B; 4608-07-GA-102 Rev B; 4608-07-GA-103 Rev B; 4608-07-GA-104 Rev B; 4608-07-GA-105 Rev B; 4608-07-GA-106 Rev B; 4608-07-GA-120 Rev A; 4608-07-PR-201 Rev D; 4608-07-PR-202 Rev C; 4608-07-PR-203 Rev D; 4608-07-PR-204 Rev C; 4608-07-PR-210; 4608-07-PR-211; ST-07-PR-301 Rev B; ST-07-PR-302 Rev B; ST-07-PR-310;

Background Papers and Supporting Documents: Flood Risk Assessment & SUDS Strategy Parts 1-7, Phase 1 Land Contamination Report 11121-A2SI-XX-XX-RP-X-0001-00, Townscape, Heritage and Visual Impact Assessment March 2022, Air Quality Assessment 4th March 2022, Statement of Community Involvement April 2022, WLCA 13th April 2022, Energy Statement Parts 1-3 13th April 2022, Circular Economy Statement 13th April 2022, Preliminary Ecological Appraisal February 2022, Urban Greening Factor February 2022, Biodiversity Impact Assessment April 2022, Planning Statement April 2022, Operational Waste Management Strategy March 2022, Transport Statement March 2022, Sustainability Statement 13th April 2022, Structural Planning Report parts 1-9, Noise Assessment March 2022, Fire Statement 3rd March 2022, Draft Employment, Skills and Supply Plan, GIA Daylight & Sunlight Assessment parts 1-2, Gerald Eve cover letter 12th April 2022, Assessment of development proposals which would accord with BRE Daylight Guidance 28/07/2022.

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

Informative(s):

1 Reason for granting approval-

The internal reconfigurations and rationalisation do not materially affect the overall proposed floorspace of the office elements, affordable workspace or the capacity of cycle parking or refuse storage.

The extension of the plinth is minor and would not impact on the character and

appearance of the streetscape or have a materially different impact on the conservation area.

The proposal includes the installation of low level louvres under three existing windows for the basement services ductwork. These changes, and the removal of an existing window and replacing with a new door along Judd Street, would be sensitive and discrete alterations and not harm the character and appearance of the host building or conservation area, maintaining the overall appearance of the scheme.

On the proposed South East and South West Elevation, the proposal includes reducing the existing parapets and raising the height of the iron railings to form a better protection along the terrace at fourth floor level. As a result the railings will appear more visible when focussing in on them. However, the iron railings being more prominent would not appear out of character and is sympathetic to the design and appearance of the existing building and conservation area. This change would not have any material impact when considering the overall scheme.

On the north east corner the proposal also includes the installation of a balustrade. It should be noted within the original application this area on the flat roof was given permission as a terraced area. Therefore the principle of installing iron railings is considered acceptable. The iron railings at this level although visible would not appear out of keeping and again materially in accordance with the overall scheme.

The changes would introduce no new impacts on the amenity of occupiers of neighbouring properties, nor would they significantly alter any impacts arising from the approved development. The design changes would preserve the character and appearance of the approved design, the streetscene and the Conservation Area.

The full impact of the scheme has already been assessed by virtue of the original permission granted under reference number 2022/1817/P dated 15/09/2022. In the context of the approved scheme, the amendments would not have any material impacts and they are considered non-material amendments to the scheme.

- 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 15/09/2022 under reference number 2022/1817/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 the National Planning Policy Framework.

Yours faithfully



Daniel Pope
Chief Planning Officer

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