

Application ref: 2024/1896/P
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Date: 29 May 2024

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Gerald Eve LLP
One Fitzroy
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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:

**21 Bloomsbury Street
London
WC1B 3HF**

Proposal: Non material amendments to planning permission 2022/4361/P granted on 09/08/2023 for 'Alterations to existing building comprising: rear extension at second to fifth floor levels with associated terraces, relocation of existing sixth floor/roof-top plant enclosure and erection of an additional (sixth storey) of offices on the existing roof (with new dormer windows and louvres in the Bedford Avenue and Bloomsbury Street roofs to serve the new sixth floor extension) formation of pavilion, external terraces and green roof at sixth floor level and on roof of new sixth floor extension (and an extended lift over-run), replacement of windows; alterations to entrances; replacement of faux chimney stacks and associated works'. Proposed amendments consist of : Alterations at lower ground floor level to facilitate installation of a new UKPN substation, including installation of louvres on window and doors and replacement of gate at ground floor level with railings.

Drawing Nos: Existing approved drawings: 02-09PL P01, 02-100PL P01, 02-101PL P01, 02-102PL P01, 02-103PL P01, 02-104PL P01, 02-105PL P01, 02-106PL P01, 02-107PL P01, 02-108PL P01, 03-100PL P01

Proposed replacement drawings: 02-99PL P02, 02-100PL P02, 02-101PL P02, 02-102PL P02, 02-103PL P02, 02-104PL P02, 02-105PL P02, 02-106PL P02, 02-107PL P02, 02-108PL P02, 03-100PL P02

New drawings: 30-360-P03, 30-361-P03, 30-362-P03, 30-420-P02, 30-426-P01, 30-422-

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 2022/4361/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:

Existing:

4677 ST EX: 01 001 (Site Location Plan), 01 002 1 (Site Plan)

4677 ST XX : 00 PL A 02-100EXPL (Existing ground floor plan), 01 PL A 02-101EXPL (Existing first floor plan), 02 PL A 02-102EXPL (Existing second floor plan), 03 PL A 02-103EXPL (Existing third floor plan), 04 PL A 02-104EXPL (Existing fourth floor plan), 05 PL A 02-105EXPL (Existing fifth floor plan), 06 PL A 02-106EXPL (Existing sixth floor plan), 07 PL A 02-107EXPL (Existing roof floor plan), LG PL A 02-099EXPL (Existing lower ground floor plan), XX PL A 03 100EXPL (Existing east elevation), XX PL A 03 101EXPL (Existing north elevation), XX PL A 03 102EXPL (Existing west elevation), XX PL A 03 103EXPL (Existing south elevation), XX PL A 04 100EXPL (Existing section AA)

Proposed:

4677 ST XX : 02 PL A 02-099PL P02

(Proposed lower ground floor), 00 PL A 02-100PL P02 (Proposed ground floor plan), 01 PL A 02-101PL P02 (Proposed first floor plan), 02 PL A 02-102PL P02 (Proposed second floor plan), 03 PL A 02-103PL P02 (Proposed third floor plan), 04 PL A 02-104PL P02 (Proposed fourth floor plan), 05 PL A 02-105PL P02 (Proposed fifth floor plan), 06 PL A 02-106PL P02 (Proposed sixth floor plan), 07 PL A 02-107PL P02 (Proposed seventh floor plan), 08 PL A 02-108PL P01 (Proposed roof plan), XX PL A 03 100PL P02 (Proposed east elevation), XX PL A 03 101PL (Proposed north elevation), XX PL A 03 102PL (Proposed west elevation), XX PL A 03 103PL (Proposed south elevation), XX PL A 04 100PL (Proposed section AA)

Additional drawings:

Existing Lower Ground Floor Elevation 30-360-P03
Demolition Lower Ground Floor Elevation 30-361-P03
Proposed Lower Ground Floor Elevation 30-362-P03
Existing Lower Ground Floor Extract Elevation 30-420-P02
Demolition Lower Ground Floor Extract Elevation 30-426-P01
Proposed Lower Ground Floor Extract Elevation 30-422-P01
Existing and Proposed Railings Elevation 30-430-P01

Documents:

Covering Letter (Gerald Eve 06/10/2022 & 13/05/204); BREEAM Pre-Assessment (SWECO - August 2022), Construction/Demolition Management Plan (LB

Camden/Momentum Transport Consultancy - October 2022), Design and Access Statement (Stiff & Trevillion - October 2022), Energy & Sustainability Statement (SWECO - October 2022), Daylight & Sunlight Report (Lumina - July 2022), Framework Delivery & Servicing Plan (Momentum Transport Consultancy - October 2022), Framework Travel Plan (Momentum Transport Consultancy - October 2022), Statement of Community Involvement (Kanda - August 2022), Townscape, Heritage and Visual Assessment (KM Heritage - July 2022), Planning Statement (Gerald Eve - October 2022), Transport Statement (Momentum Transport Consultancy - October 2022), Planning Report for Acoustics (SWECO - August 2022)

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

Informative(s):

1 Reason for granting approval:

The proposed non-material amendments are required to facilitate the installation of a new, replacement UKPN substation at lower ground floor level. Two lower ground floor windows on the Bloomsbury Street elevation are proposed be replaced with louvres to serve the new substation. Some minor demolition is required to the window surrounds to accommodate the louvres and the cill of the larger opening is proposed to be lowered slightly.

In addition, owing to access no longer being required from Bloomsbury Street directly to the lower ground floor lightwell, a gate within the Bloomsbury Street and stairs at ground floor level and to replace with railing to match existing.

As the works are situated within the lightwell at lower ground floor level the proposed amendments would not affect the appearance of the building in the streetscene. The significance of the building would not be affected and there would be no harm to the character or appearance of the Conservation Area. The replacement of a gate with railings on the Bloomsbury Street elevation would also preserve the character and appearance of the Conservation Area.

It is noted that due to changes in the grading of stairs from the ground to lower ground floor a full set of amended proposed floor plans is included. There are no knock-on planning effects.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under ref 2022/4361/P dated 09/08/2023. 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. The proposed changes can therefore be agreed as minor and regarded as a non-material variation of the approved 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 09/08/2023 under reference number 2022/4631/P and is bound by all the conditions and S.106

obligations 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 printed name and title.

Daniel Pope
Chief Planning Officer

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