

DS/CA/DP6346

13 June 2024

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Dear Alex

**200 GRAY'S INN ROAD, LONDON, WC1C 8XZ**  
**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 2023/0869/P**

On behalf of our client, Great Ropermaker (GP) Limited ('the Applicant'), we hereby enclose an application under Section 96a of the Town and Country Planning Act ('the Act') for a non-material amendment ('NMA') to planning permission 2023/0869/P, granted on 19 April 2023, in relation to 200 Gray's Inn Road, London, WC1X 8XZ ('the Site'). The consented description of development ('the Consented Development') is set out below:

*'Erection of single storey roof extensions for ancillary office space with associated roof terrace and relocation of plant.'*

**Proposed Amendments**

This non-material amendment application ('the Application') proposes a series of minor amendments to the Consented Development (the Proposed Amendments') which are required following further detailed design development. A summary of the Proposed Amendments is set out below.

- **Minor alterations to the consented pavilion roof** – Alterations to the form of the consented roof and an increase in the roof build-up by 233mm. This is a result of ongoing design development. The materiality and architectural approach is to remain as consented.
- **Relocation of external doors** – Alterations to the location of external doors to the pavilion to improve layout and functionality of the pavilion space.
- **Minor alterations to layout of pavilion** – A series of minor internal changes to the layout of the pavilion and minor alterations to the pavilion footprint, resulting in a minor reduction in overall area. The layout changes has resulted in a slight change to the fire strategy and therefore, a Fire Statement Addendum has been submitted in support of the application.



- **Inclusion of Proposed Roof Plan** - The original decision notice did not list the consented roof plan (Proposed plan, Roof level GIR-BA-20-R-DP-A-0) on the approved drawing list. It is therefore sought to include this as part of this NMA application.

The Proposed Amendments have also been reviewed by the appointed townscape and heritage consultant, The Townscape Consultancy, to assess any townscape impacts resulting from the Proposed Amendments. The application is supported by a Townscape Visual Impact Assessment Addendum Letter, prepared by Townscape Consultancy, which concludes that the Proposed Amendments would not result in any material change to the previous assessment in townscape and heritage terms. In respect of design and built heritage considerations, the amended scheme is in line with the statutory duties relating to heritage assets. Further information can be found in their supporting letter submitted as part of this application.

The NMA seeks to supersede the original consented drawings found in the table below:

Consented Drawing Number	Proposed Drawing Number	Drawing Title
GIR-BA-20-ANW-DP-A-0	GIR-BA-20-ANW-DP-A-0_P04	Roof Pavilion Proposed Axonometric
GIR-BA-20-E1-DP-A-0	GIR-BA-20-E1-DP-A-0-P04	Proposed Elevation Streetscape Elevation
GIR-BA-20-EE1-DP-A-0	GIR-BA-20-EE1-DP-A-0-P04	Proposed Elevation Gough Street East
GIR-BA-20-EN1-DP-A-0	GIR-BA-20-EN1-DP-A-0_P03_P04	Proposed Elevation Coley Street North
GIR-BA-20-ES1-DP-A-0	GIR-BA-20-ES1-DP-A-0-P04	Proposed Elevation Elm Street South
GIR-BA-20-EW1-DP-A-0	GIR-BA-20-EW1-DP-A-0_P04	Proposed Elevation Grays Inn Road West
GIR-BA-20-EW1xB1-DP-A-0	GIR-BA-20-EW1XB1-DP-A-0_P04	Roof Pavilion Bay Study
-	GIR-BA-20-R-DP-A-0_P04	Proposed Plan Roof Level
GIR-BA-20-RxT1-DP-A-0	GIR-BA-20-RxT1-DP-A-0_P04	Proposed Plan Roof Level – Tile 1
GIR-BA-20-SS1-DP-A-0	GIR-BA-20-SS1-DP-A-0_P04	Proposed Section AA South

### Assessment of Non-Material Amendment

Section 96a of the Town and Country Planning Act (TCPA) allows for a Local Planning Authority to grant changes to be made to any planning permission relating to land within their area so long as they are satisfied that the change is not material. Sub-section (2) of s96A states that *“in deciding whether a change is non-material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.”*

There is no statutory definition of ‘non-material’ as the materiality of any proposed amendments are dependent on the context of the overall permission to which the amendment is sought, and a consideration of any previous changes already consented.

The Planning Practice Guidance (PPG) ‘Flexible options for planning permissions’ identifies options for amending proposals that have planning permission. The guidance also sets out that there is no statutory definition of what constitutes a ‘non-material’ amendment as the level to which an alteration is material is dependent on the context of the overall scheme and how it relates to the original planning permission. The Guidance identifies that what may be non-material in one context may be material in another and therefore, it is for the Local Planning Authority to determine whether the amendment sought is non-material, under Section 96A of the TCPA 1990 (Paragraph: 002 Reference ID: 17a-002-20140306).



The Proposed Amendments are minor in nature and would have a negligible impact on the external appearance of the Consented Development. Moreover, a review has been undertaken by the Townscape Consultancy who concluded that the Proposed Amendments would not result in any material change to the previous assessment in townscape and heritage terms. In respect of design and built heritage considerations, the amended scheme is in line with the statutory duties relating to heritage assets.

It is therefore considered that the Proposed Amendments are non-material in this instance.

### **Planning Submission**

In addition to this covering letter, the following submission documents accompany this NMA application.

- Completed Non-Material Amendment Application Form, prepared by DP9;
- Community Infrastructure Levy Additional Information Form, prepared by DP9;
- Consented and Proposed Drawings (see schedule above), prepared by Bennetts Associates;
- Fire Statement Addendum, prepared by Jensen Hughes; and
- Townscape Visual Impact Assessment Addendum Letter, prepared by The Townscape Consultancy.

Please note a payment of £363 (including VAT and service charge) has been made online.

We trust this application can be duly registered and validated, should you have any further questions, please do not hesitate to contact David Shiels (Tel: 07880070760) or Charlotte Allen (Tel: 07514731838) of this office.

Yours sincerely,

*DP9 Ltd.*

**DP9 Ltd.**

**Encs.**