

Application ref: 2024/3559/P
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Iceni Projects
Da Vinci House
44 Saffron Hill
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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:

114-116 Flitcroft House
Charing Cross Road
London
Camden
WC2H 0JR

Proposal: Non material amendments to planning permission 2022/3335/P granted, subject to a legal agreement, 11/10/2023 for 'Erection of a two storey roof extension for additional office accommodation (Class E) with roof terraces and roof plant above, plus alterations to the ground floor façade and internal reconfiguration of all floors' with re-wording of condition 2 (approved drawings) to allow formation of ground floor level access to commercial unit on Charing Cross Road (approved stepped access is on Flitcroft Street), and amended plant area and terrace on roof.

Drawing Nos: Submitted Drawings:

20024-DMBA-XX-XX-DR-A-0115 PL1, 20024-DMBA-XX-XX-DR-A-0311 PL3, 20024-DMBA-XX-XX-DR-A-0310 PLA, 20024-DMBA-XX-00-DR-A-0309 PL3, 20024-DMBA-XX-00-DR-A-0302 PL3, Outdoor Terrace Plan 20024-DMBA-XX-00-DR-A-0317 01

Updated Plant Selections (Venta Acoustics - 16/08/2024), NMA - PL3 (dmba.co.uk - 16/08/2024)

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 2022/3335/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 documents and drawings-

0101-PL1, 0102-PL1, 0103-PL1, 0104-PL1, 0105-PL1, 0106-PL1, 0107-PL1, 0110-PL1, 0111-PL1, 0112-PL1, 0114-PL1, 0116-PL1, 0117-PL1
Proposed Basement Plan (0301-PL2), Proposed First Floor Plan (0303-PL2), Proposed Second Floor Plan (0304-PL2), Proposed Third Floor Plan (0305-PL2), Proposed Fourth Floor Plan (0306-PL2), Proposed Fifth Floor Plan (0307-PL2), Proposed Sixth Floor Plan (0308-PL2), Proposed Sections (0312-PL2), Proposed Site Plan (0314-PL2), Proposed Elevation C (0315-PL2), Proposed Elevation D (0316-PL2), Roof Garden Concept (Phil Allen Design - 220420), 20024-DMBA-XX-XX-DR-A-0115 PL1, 20024-DMBA-XX-XX-DR-A-0311 PL3, 20024-DMBA-XX-XX-DR-A-0310 PLA, 20024-DMBA-XX-00-DR-A-0309 PL3, 20024-DMBA-XX-00-DR-A-0302 PL3, Outdoor Terrace Plan 20024-DMBA-XX-00-DR-A-0317 01

Updated Plant Selections (Venta Acoustics - 16/08/2024), NMA - PL3 (dmba.co.uk - 16/08/2024)

Noise Impact Assessment (Venta Acoustics - June 2022), Transport Assessment (Transport Planning Practice - July 2022), Energy & Sustainability Statement (Savills - Earth - August 2022), Fire Statement (Socotec - 26/05/2022), Draft Construction Management Plan (Red Construction Group Ltd - August 2022), Planning Statement (Iceni - August 2022), Heritage & Townscape Assessment - Iceni - August 2022), Air Quality Note (Air Quality Consultants - July 2022), Sunlight & Daylight Report (eb7 - June 2022), Design & Access Statement (dmba - August 2022), Planning Addendum (dmba - February 2023)

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

Informative(s):

1 Reason for granting approval:-

Planning permission (ref. 2022/3335/P) was granted, subject to a legal agreement, on 11/10/2023 for 'Erection of a two storey roof extension for additional office accommodation (Class E) with roof terraces and roof plant above, plus alterations to the ground floor façade and internal reconfiguration of all floors'

Amendments are proposed as follows:

- Creation of re-located entrance to ground floor Class E unit within Charing Cross Road elevation (i.e. previously approved Charing Cross Road façade to be altered and existing/approved entrance on the Charing Cross Road/Flitcroft Road

corner to be removed and built envelope re-formed to form continuous elevations with pillars and glazing.

- At roof level, the currently approved mechanical plant area is proposed to be rationalised and reduced in size, allowing for an increased quantum of landscaped roof terrace, and additional planting and vegetation.

The re-located entrance to the ground floor Class E unit would not result in any material harm to the character or appearance of the Conservation Area or the safety or amenity of the area. The new entrance would effectively be formed within a pair of the existing / approved large 'shop' windows on Charing Cross Road and it would not result in any significant change to the appearance of the building. The building would be re-formed at the existing Charing Cross Road/Flitcroft Road corner entrance and the historic form and character of the building would not be harmed.

On the roof (7th floor) the reduced plant area and increased roof terrace (towards the rear of the building) would be set back from the edge of the built form. There would be no material change to the elevational appearance and no material change to the visual or private residential amenity of any neighbouring upper floor properties with close to the site.

The condition (condition no. 8) restricting the days and hours of use of the roof terrace and the Outdoor Terraces Management Plan required as part of the S.106 agreement would remain, both mechanisms providing sufficient leverage to control the use of the roof terraces to protect the amenity of surrounding occupiers.

A noise assessment has been submitted by the applicant ref: VA4134.240816.L1 in relation to the plant selections for the scheme that have changed from the original selection.

The assessment indicates that the predicted cumulative noise level at the nearest receiver are expected to still comfortably meet with Camden's planning noise limit of 39dB(A) set in the original noise impact assessment, and hence would comply with the requirements of condition 5 of the consent ref. 2022/3335/P, and hence also would accord with Policy A1 and A4 of the Camden Local Plan 2017.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted (subject to a legal agreement) under ref 2022/3335/P dated 11/10/2023.

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 11/10/2023 under reference number 2022/3335/P and is bound by all the conditions and S.106 agreement 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 centered on the page.

Daniel Pope
Chief Planning Officer

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