

Application ref: 2025/0440/P
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Date: 12 March 2025

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Lichfields
The Minster Building
21 Mincing Lane
London
EC3R7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Depot Point
Management Suite
15-27 Britannia Street
London
WC1X 9AH**

Proposal:

Non material amendment to description of development of planning permission 2012/3082/P, granted subject to a legal agreement on 11/09/2012 for 'Redevelopment of site (involving the retention of facades facing Britannia St and Wicklow St, retention of eastern blocks adjoining railway line, demolition of remainder of site, alterations and extensions, and change of use from offices (Class B1)) and erection of a mixture of 5 - 6 storey high blocks to provide Sui Generis student accommodation (226 bedrooms) with associated performance space / gallery, communal areas and an external courtyard and 2 roof terraces; two Class C3 studio flats facing Wicklow Street; and one Class B1 office unit in basement', namely to remove reference to '226 bedrooms'.

Drawing Nos:

Cover letter from Lichfields - 21/01/2025

Proposed description of development:

Redevelopment of site (involving the retention of facades facing Britannia St and Wicklow St, retention of eastern blocks adjoining railway line, demolition of remainder of site, alterations and extensions, and change of use from offices (Class B1)) and erection of a mixture of 5-6 storey high blocks to provide Sui Generis student accommodation with associated performance space / gallery, communal areas and an external courtyard and 2 roof terraces; two Class C3 studio flats facing Wicklow Street; and one Class B1 office unit in basement.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

The description of development for planning permission ref. 2012/3082/P dated 11/09/2012 shall be replaced with the following description:

'Redevelopment of site (involving the retention of facades facing Britannia St and Wicklow St, retention of eastern blocks adjoining railway line, demolition of remainder of site, alterations and extensions, and change of use from offices (Class B1)) and erection of a mixture of 5 - 6 storey high blocks to provide Sui Generis student accommodation with associated performance space / gallery, communal areas and an external courtyard and 2 roof terraces; two Class C3 studio flats facing Wicklow Street; and one Class B1 office unit in basement.'

Informative(s):

1 Reason for granting approval:

This non-material amendment application seeks an alteration to the description of development for planning permission 2012/3082/P granted, subject to a S.106 agreement, on 11/09/2012.

The changes proposed are to the application description only. No changes are proposed to any of the approved drawings or documents, the conditions, or S.106 agreement.

Planning permission 2012/3082/P was for a development of the site described as providing '226 bedrooms of student accommodation' (in addition to associated performance space/gallery, communal areas, an external courtyard and 2 roof terraces, two Class C3 studio flats and one Class B1 office unit).

The proposed non-material amendment is to remove reference to '226 bedrooms' in the description of the development.

The amended wording would not change the specific details of the application in any way. The function of the change is that it would provide flexibility to enable the approved development to be altered by means of a minor amendment application, and is to be submitted and considered separately.

In the interests of clarity a new condition (Condition 22) will be included in this decision to specify the amended description of development (without reference to 226 bedrooms). The new development description would be as follows:

Redevelopment of site (involving the retention of facades facing Britannia St and Wicklow St, retention of eastern blocks adjoining railway line, demolition of remainder of site, alterations and extensions, and change of use from offices (Class B1)) and erection of a mixture of 5 - 6 storey high blocks to provide Sui Generis student accommodation with associated performance space / gallery, communal areas and an external courtyard and 2 roof terraces; two Class C3 studio flats facing Wicklow Street; and one Class B1 office unit in basement.

Condition 2 of planning permission 2012/3082/P which specifies the approved drawings and documents shall remain, such that the quantum, form and substance of the original planning permission is not changed. Only the description of the approved scheme will change.

The full impact of the scheme has already been assessed under the original planning application.

In the context of the permitted scheme the amendments to the description would not have any material effect on the approved development in terms of its appearance, neighbouring amenity impact, transport considerations, or for any other reason.

The changes can therefore be regarded as a non-material variation of the approved scheme.

No comments were received in respect of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the alterations to the description and the new condition is not a material change, taking into account the development plan, and all other material considerations. These non-material amendments accord with the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

- 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 11/09/2012 under reference number 2012/3082/P and is bound by all the conditions and the 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer

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