

Application ref: 2025/0465/P
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Date: 12 March 2025

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Newmark
One Fitzroy
6 Mortimer 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:

**88 & 100 Gray's Inn Road
127 Clerkenwell Road
London
WC1X 8AL**

Proposal:

Non-material amendments to mixed-use office led development approved under planning permission 2022/4259/P dated 20 December 2023, including: goods lift extension and increase of the lift height; simplification of roof crown balustrade design, and; introduction of new doors to access the terrace on level 02 and level 08.

Drawing Nos:

13636-A-100-L08-00-108-RevC, 13636-A-100-R-00-110-Rev F, 13636-A-100-R-00-210-RevE, 13636-A-100-ZZ-04-200-RevE, 3636-A-100-ZZ-04-201-RevD, 13636-A-100-ZZ-04-202-RevD, 13636-A-100-ZZ-04-203-Rev C.

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 2022/4259/P shall be replaced with the following:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing:

13636-A-ZZ-03-100, 13636-A-ZZ-B01-01-099, 13636-A-ZZ-L00-01- 100, 13636-A-ZZ-L01-01-101, 13636-A-ZZ-L02-01-102, 13636-A-ZZ-L03-01- 103, 13636-A-ZZ-L04-01-104, 13636-A-ZZ-L05-01-105, 13636-A-ZZ-L06-01- 106, 13636-A-ZZ-L07-01-107, 13636-A-100-ZZ-01-200, 13636-A-100-ZZ-01- 201, 13636-A-100-ZZ-01-202, 13636-A-100-ZZ-01-203, 13636-A-100-ZZ-01- 300, 13636-A-100-ZZ-01-301, 13636-A-88-ZZ-01-200, 13636-A-88-ZZ-01-201, 13636-A-88-ZZ-01-202, 13636-A-88-ZZ-01-300, 13636-A-88-ZZ-01-301;

Demolition:

13636-D-ZZ-B01-02-099, 13636-D-ZZ-L00-02-100, 13636-D-ZZ L01-02-101, 13636-D-ZZ-L02-02-102, 13636-D-ZZ-L03-02-103, 13636-D-ZZ L04-02-104, 13636-D-ZZ-L05-02-105, 13636-D-ZZ-L06-02-106, 13636-D-ZZ L07-02-107, 13636-D-ZZ-R-02-110, 13636-D-100-02-200, 13636-D-100-02- 200;

Proposed:

13636-A-100-B01-00-099-RevB, 13636-A-100-L00-00-100-RevC, 13636-A-100-L01-00-101, 13636-A-100-L02-00-102, 13636-A-100-L03-00-103, 13636-A-100-L04-00-104, 13636-A-100-L05-00-105, 13636-A-100-L06-00-106, 13636-A-100-L07-00-107, 13636-A-100-L08-00-108-RevC, 13636-A-100-R-00- 110-RevF, 13636-A-100-R-00-210-Rev E, 13636-A-88-B01-00-099 Rev. B, 13636-A-88-L00-00-100 Rev. B, 13636-A-88-L01-00-101-RevB, 13636-A-88-L02-00-102, 13636-A-88-L03-00-103, 13636-A-88-R-00-110, 13636-A-100-ZZ-04-200- RevE, 13636-A-100-ZZ-04-201-RevD, 13636-A-100-ZZ-04-202-RevD, 13636- A-100-ZZ-04-203-Rev.C, 13636-A-88-ZZ-04-200, 13636-A-88-ZZ-04-201, 13636-A 88-ZZ-04-202, 13636-A-88-ZZ-04-203, 13636-A-88-ZZ-04-204, 13636-A-100- ZZ-05-300, 13636-A-100-ZZ-05-301-RevB, 13636-A-88-ZZ-05-300, 13636-A 88-ZZ-05-301;

Supporting Documents:

Affordable Housing Statement, September 2022 4 Air Quality Assessment, September 2022 Arboricultural Impact Assessment and Method Statement, September 2022 Archaeological Desk Based Assessment, 30 September 2022 Biodiversity Net Gain Plan, 29 September 2022 CIL Form, 30 September 2022 Circular Economy Spreadsheet 1 & 2, 28 September 2022 Circular Economy Statement, 30 September 2022 Construction Management Plan, September 2022 Contamination and Basement Impact Statement, 27 September 2022 Covering Letter, 30 September 2022 Daylight & Sunlight Report, 21 September 2022 Delivery and Servicing Plan, 28 September 2022 Design and Access Statement, 30 September 2022 Drainage Statement and SUDs strategy, 29 September 2022 Employment and Training Statement Energy Spreadsheet, 30 September 2022 Energy Statement, 30 September 2022 Energy and Sustainability Comments Responses, 06/03/2023 Financial Viability Assessment, 9 August 2022 Flood Risk Assessment, 29 September 2022 Noise Impact Assessment, 30 September 2022 Planning Application Form, 30 September 2022 Planning Statement, 30 September 2022 Preliminary Ecological Appraisal, 30 September 2022 Site Waste Management Plan, September 2022 Statement of Community Involvement, September 2022 Structural Methodology Statement, 30 September 2022 Sustainability Statement Spreadsheet Sustainability Statement, 30 September 2022 Transport Assessment, 23 September 2022 Travel Plan, 28 September 2022 Ventilation and Extraction Statement, 29 September 2022 Additional Documents: SPT & Cohesion Depth Graph Blackheath Point Renders Financial Viability Response Note Delivery and Servicing Bay Note, 23 March 2023 Energy and

Sustainability Response Note, 6 March 2023 Fire Statement, 17 March 2023 Heritage Assets Planning Assessment Note, 12 December 2022 Metropolitan Police Response Note, 3 February 2023 SuDS Response Note, 2 March 2023 Transport Response Note, 17 November 2022 Rooftop Amendments Note, December 2022 Delivery and Servicing Note, 23 March 2023 Townscape, Heritage and Visual Impact Assessment, 20 October 2022.

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

Informative(s):

1 Reason for granting approval:

This non-material amendment application seeks adjustments to the approved mixed-use office-led redevelopment at 88 & 100 Gray's Inn Road and 127 Clerkenwell Road including: goods lift extension and increase of the lift height, simplification of roof crown balustrade design, and the introduction of new doors to access the terrace on level 02 and level 08.

The roof crown balustrade design has been simplified by flattening the top of it. This will increase the bulk and mass of the crown but by a relatively small degree (400mm on one side) that will not be perceptible from public views. The level nature of the crown as it would be amended would harmonise with the appearance of the proposed building as a whole. Therefore, this change is considered non-material and acceptable.

The height of the goods lift would be increased to provide direct access to the roof terrace, which would improve building functionality. This would add less than 1 metre to the height of the approved lift overrun on the western side of the building. Given the siting of the lift overrun which is set well away from the western side elevation of the building it is considered that this element of the proposal would significantly alter views of the building from the street. Therefore, this change is also considered non-material and acceptable.

There would be a set of doors added to the roof space to improve access to the terrace. This change would not be visible from the street and would improve access to the roof terrace areas for users of the building and as such this change is therefore also considered non-material and acceptable.

The full impact of the scheme has already been assessed by virtue of the previous permission granted on 2022/4259/P dated 20/12/2023. In the context of the permitted scheme, it is considered that the changes are very minor and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, A5, C5, CC1, CC2, CC3, CC4, CC5, H1, H6, D1, D2, G1, T1 and DM1 of the Camden Local Plan 2017. The proposed development also accords with 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 20/12/2023 under reference number 2022/4259/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. 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.