

Application ref: 2024/5479/P
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
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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:

S. 96 Non-material amendments to planning permission 2022/3335/P granted, subject to a legal agreement, on 11/10/2023, for : 'The 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'. The proposed non-material amendments include: upward extensions of the firefighting shaft, along with the firefighting lift and firefighting stairway and alterations to the siting and appearance of the same and the rooftop plant.

Drawing Nos:

VMZINC standing seam wall cladding on vented Galvanised Sheet
Zinc Environmental Product Declaration
Zinc (Pigmento Plus) Specification
22042-DMB-XX-XX-DR-A-0310 PL6
22042-DMB-XX-XX-DR-A-0311 PL6
22042-DMB-XX-XX-DR-A-0315 PL5
22042-DMB-XX-XX-DR-A-0316 PL5
Design Statement (March 5th)

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 (amended under non-material amendments application 2024/3559/P granted 21/10/2024) 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-PL5), Proposed Elevation D (0316-PL5), Roof Garden Concept (Phil Allen Design - 220420), 20024-DMBA-XX-XX-DR-A-0115 PL1, 20024-DMBA-XX-XX-DR-A-0311 PL6, 20024-DMBA-XX-XX-DR-A-0310 PL6, 20024-DMBA-XX-00-DR-A-0309 PL4, 20024-DMBA-XX-00-DR-A-0302 PL3, Outdoor Terrace Plan 20024-DMBA-XX-00-DR-A-0317 01, 20024-DMB-XX-07-DR-A-0320 PL1

Updated Plant Selections (Venta Acoustics - 16/08/2024)
NMA - PL6 (dmba.co.uk - March 2025)
Fire Strategy Letter (Socotec - 29/11/2024)

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)

Zinc Environmental Product Declaration
Zinc (Pigmento Plus) Specification
VMZINC standing seam wall cladding on vented Galvanised Sheet

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'

Non material amendments are proposed as a result of fire safety regulations. The fire fighting core and lift shaft are to be extended to roof terrace level, as this is an occupied floor.

In the previously approved scheme (2022/3335/P) the rooftop enclosure (which accommodates plant, a lift over-run and access to the roof terrace) is 2m high, 7m wide and 18.5m in length.

The 'central' part of the rooftop enclosure would be enlarged to enable the provision of a lift, 1.2m wide staircase and lobby. This part would be 4m in height, 3.3m in width and 8m in depth. It would be significantly set back (approximately 8m) from the Charing Cross Road and Flitcroft Street elevations of the building. At 4m in height, it would not be visible from Charing Cross Road or Flitcroft Street.

Furthermore, there are no directly facing windows at any of the neighbouring properties. As such the new rooftop enclosure would not be materially discernible. In conclusion there would be no material impacts on the appearance of the development within the public realm or on the amenity of any neighbouring occupiers.

The application includes details of materials of the proposed rooftop enclosure (which will be of green 'Pigmento Plus' zinc). The Council's Conservation Team has reviewed the proposed non-material amendments and it is considered that there would be no material effects to the character and appearance of the Denmark Street Conservation Area.

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. Furthermore, the previously approved non-material amendments under application 2024/3559/P granted on 21/10/2024 have also been taken into consideration. The currently proposed non-material amendments would not 'add to' those approved under the non-material amendments approved under 2024/3559/P.

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 the S106 legal 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', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

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.