

6 May 2025



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Dear Josh,

**14 BEDFORD ROW, 12-13 AND 14 JOCKEY'S FIELDS, LONDON, HOLBORN, WC1R 4ED  
NON-MATERIAL AMENDMENT – PLANNING REF: 2024/1810/P**

On behalf of the applicant, Bloomsbury Fields Ltd., please find enclosed an application for Non-Material Amendment in respect of the approved development at the above site.

**Background**

Planning permission (ref: 2024/1810/P) was formally granted by the Council on 18<sup>th</sup> December 2024 for the following description of development:

*Change of use from Office (Use Class E) to Apart-Hotel (Use Class C1), partial demolition of link structure, introduction of terrace, rooftop plant and other associated physical works.*

Condition 6 states that:

*Prior to commencement of development, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.*

**Context for the Non-Material Amendment**

Section 96(a) of the Town and Country Planning Act 1990 ('S96a') allows local planning authorities to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. S96a (2) notes that determining whether a change is material, a local planning authority must have regard to the effect of the change, together with previous changes made by virtue of S96(a).

In addition to the above mentioned provisions, the Government's Planning Practice Guidance, also provides no statutory definition of what constitutes 'non-material' amendment. Instead, the Guidance states that the nature of the amendment will depend on the context of the overall scheme, as an amendment that is non-material in one context may be material in another.

This NMA seeks to amend the condition 6 wording trigger to accelerate the construction programme. This is to enable continued design work on the roof structure, which will impact the layout and size of the area in which PVs can be placed. Requiring details of the PVs to be submitted prior to commencement would result in substantial undue programme delay to the scheme.

## Proposed Amendment

The following condition amendment is proposed:

Existing Condition	Proposed Condition
<p><i>Prior to commencement of development, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</i></p>	<p><del><i>Prior to commencement of development, You must apply to us for approval of drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing.</i></del> The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided.</p> <p><i>You must not start works on the photovoltaic cells and associated equipment until details have been submitted to and approved by the Local Planning Authority in writing. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</i></p>

## Conclusion

On the basis of the assessment above, we consider that the proposed amendments to be capable of being considered as a non-material amendment to permission 2024/1810/P.

If you have any queries or require any further information please do not hesitate to contact my colleague Matthew Lloyd-Ruck [REDACTED] or myself on the contact details at the top of this letter.

Yours sincerely



**Celia Smith-King**