

22 May 2025



Celia Smith-King

33 Margaret Street W1G 0JD

savills.com

Dear Josh,

**14 BEDFORD ROW, 12-13 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 Amendments in respect of the approved development at the above site.

A schedule of approved and replacement drawing references has also been included in Appendix 1 of this letter.

Background

Planning permission (ref: 2024/1810/P) was formally granted by the Council on 18th 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.

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 non-material amendments to the approved scheme to include the following:

- Install ManSafe system to 14 Bedford Row roof (maintenance access);
- MEP layout for the roof of Jockey's Fields and to the link building;
- Increase insulation/minor upstand depth to the roofs; and
- Changes to the balustrade to the Jockey's Fields terrace.

Proposed Amendments

The proposed Install ManSafe system to the roof of 14 Bedford Row has been carefully designed to respect the character and appearance of the heritage asset. It provides essential maintenance access via a combined AOV and access hatch, discreetly located at the top of the existing internal stairwell. The installation is set back

from the edge of the mansard roof, ensuring decreased visibility of both the ManSafe system and the hatch from street level. This sensitive positioning preserves the roofline and ensures minimal visual impact on the building's external appearance.

The plant at both levels has been rationalised considerably, resulting in a smaller enclosure to the roof of the link building and a larger amenity terrace for guests.

The need for 'over-roofing' the existing waterproofing and enhancing the thermal performance of the roof to current UK Building Regulation requirements has meant that the height of the parapet over 12-13 Jockey's Fields needs to be raised in line with that of 14 Jockey's Fields. This ensures the enhancement and optimisation of the environmental performance of the buildings as part of a retro-first approach to minimise both embodied and operational carbon.

It has been observed that the existing handrail and glass balustrade across the L03 terrace of 12-13 Jockey's Fields is not compliant with UK Building Regulations Approved Document Part K's guidance and therefore a new balustrade is proposed to be fixed to the rear/internal face the existing concrete 'upstand', to raise this to a safer height. The balustrade matching will result in a more harmonious façade.

Conclusion

We trust this application is in order and look forward to hearing from you. If you have any queries or require any further information please do not hesitate to contact my colleague Matt Lloyd-Ruck [REDACTED] myself on the contact details at the top of this letter.

Yours sincerely

A large black rectangular redaction box covering the signature area.

ia Smith-King

Appendix 1

Drawing Name	Consented Drawing Number	Proposed Drawing Number
Proposed Roof Plan	5491-WRA-ZZ-05-DR-A-P00105 P01	5491-WRA-ZZ-05-DR-A-P00105 P02
Proposed Bedford Row Elevation	5491-WRA-ZZ-ZZ-DR-A-P00200 P01	5491-WRA-ZZ-ZZ-DR-A-P00200 P02
Proposed Jockeys Fields Front Elevation	5491-WRA-ZZ-ZZ-DR-A-P00201 P01	5491-WRA-ZZ-ZZ-DR-A-P00201 P02
Proposed Jockeys Fields Rear Elevation	5491-WRA-ZZ-ZZ-DR-A-P00202 P01	5491-WRA-ZZ-ZZ-DR-A-P00202 P02