

Delegated Report		Analysis sheet		Expiry Date:		26/09/2011	
		N/A / attached		Consultation Expiry Date:		28/08/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/3588/P			
Application Address				Drawing Numbers			
Formerly Chichester House 278 - 282 High Holborn London, WC1V 7HA				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Minor material amendment as variation of condition 1 (development to be carried out in accordance with approved plans) of planning permission (2011/3479/P) granted on the 27/10/2011 for an amendment to approved scheme granted on 14/06/2011 (ref: 2011/1616/P) for amendment to planning permission granted on 21 December 2007 (ref: 2007/3976/P) (which is also varied by a non-material amendment (ref: 2011/1477/P) to add a condition to ensure development shall be carried out in accordance with the approved plans) for demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units. The Minor Material Amendments sought are for the creation of a balcony at 7th floor level with glazed balustrade along the High Holborn elevation and a section of the Great Turnstile elevation and variation of condition 8 (details of green roof) to reword the condition from "prior to the commencement of the works" to "prior to the commencement of the relevant part of the works"							
Recommendation(s):		Grant variation of condition 1 and condition 8 subject to a S106 Legal Agreement.					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups comments:		None relevant					
Site Description							
The application site lies approximately midway along High Holborn, and is bounded by High Holborn to the north, Great Turnstile to the east, Whetstone Park to the south and abuts 271-277 High Holborn (Princeton House) to the west. The site is outside of any conservation area and does not adjoin any listed buildings. Works have already been started on site.							

Relevant History

21/12/2007 - **p.p. granted (2007/3976/P)** for the demolition of existing Chichester House building and redevelopment of the site to include construction of a new 8-storey building plus basement level, for Class B1 office (9,297sqm), Class A1 retail (298sqm) at ground floor level and 6 residential (C3) units on the Whetstone Park frontage and external plant area at roof level.

06/04/2011 – **p.p. granted (2011/1477/P)** for an amendment to add a condition to ensure development shall be carried out in accordance with the approved plans pursuant to planning permission 2007/3976/P granted 21 December 2007 for demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units.

14/06/2011 – **p.p. granted subject to a s106 (2011/1616/P)** for a Minor material amendment as variation of condition 1 (development to be carried out in accordance with approved plans) pursuant to planning permission ref 2011/1477/P granted on 06/04/2011 for an amendment to add a condition to ensure development shall be carried out in accordance with the approved plans pursuant to planning permission ref 2007/3976/P granted 21 December 2007 for demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units; the minor material amendment is to allow elevational alterations to the rear ground and 6th floors.

27/10/2011 – **p.p granted subject to S106 (2011/3479/P)** for an amendment to approved scheme ref: 2011/1616/P granted on 14/06/2011 (ref: 2011/1616/P) amendment to planning permission granted on 21 December 2007 (ref: 2007/3976/P) for demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units for Non-Material alterations to the glazing and fenestration; relocation of cycle store within the basement; revision of the external ground floor pavement; new cladding material and external strip lighting feature added to the vertical and horizontal cornice on either side of entrance.

Relevant policies

LDF Core Strategy and Development Policies

Core strategies

- CS1 (Distribution of growth),
- CS5 (Managing the impact of growth and development),
- CS14 (Promoting high quality places and conserving our heritage)

Development policies

- DP24 (securing high quality design),
- DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2006 & 2011 (Phase 1)

Assessment

Background – Planning permission (2007/3976/P) was granted on the 21/12/07 for the demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units; the minor material amendment is to allow elevational alterations to the rear ground and 6th floors.

Proposal - Permission is now sought for a minor-material amendment condition 1 (development to be carried out in accordance with approved plans) of planning permission (2011/3479/P) granted on the [awaiting S106 to be signed] for an amendment to approved scheme granted on 14/06/2011 (ref: 2011/1616/P) for amendment to planning permission granted on 21 December 2007 (ref: 2007/3976/P) (which is also varied by a non-material amendment (ref: 2011/1477/P) to add a condition to ensure development shall be carried out in accordance with the approved plans) for demolition of building and redevelopment of an 8-storey plus basement level building of office (Class B1), retail (Class A1) and 6x residential (Class C3) units.

The Minor Material Amendment sought includes the creation of a terrace at 7th floor level with glazed balustrade along the High Holborn elevation and a section of the Great Turnstile elevation.

Assessment - The balustrade would be set behind the parapet wall and due to height of the new building the visibility of the addition would be extremely limited. It is therefore considered that the proposal raises no design issues.

The terrace would be located at 7th floor level extending across the High Holborn elevation and part of the Great Turnstile elevation. It is considered that the terrace would not result in any detrimental levels of overlooking or loss of privacy due to its height and position from residential units.

Proposal - Permission is also sought to vary condition 8 to require the submission of details prior to the commencement of the relevant part of the works rather than prior to the commencement of the development. Condition 8 states;

Details of the sedum roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long-term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved by the Council prior to the commencement of works. Thereafter, the green roof shall be fully provided in accordance with the approved details, and permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and design advice in the Council's Supplementary Planning Guidance

Assessment - It is considered that this revision would not affect the development and therefore is acceptable.

Recommendation – Grant variation to condition 1 & 8.

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