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Planning Portal ref: PP-03705392  
Our ref: I-ljw-mma-131014

Dear Sir or Madam

**WELLCOME COLLECTION, WELLCOME TRUST, 183 EUSTON ROAD, LONDON NW1 2BE**

We are instructed by Wellcome Trust to submit a S.73 Minor Material Amendment application to vary the approved plans for the roof and north and east elevations listed in Condition 2 of planning permission 2013/1286/P.

This application has been submitted via the Planning Portal (ref: PP-03705392) and comprises the following:

- ☐ This covering letter
- ☐ Cheque for £195.00 made payable to Camden Council (sent by post on 23 July 2014)
- ☐ Updated Planning and Noise Report prepared by Buro Happold dated 1 September 2014
- ☐ Drawings as follows:

Drawing Title	Scale and size	Consented Drawing No.	Proposed Drawing No.
Roof plan – proposed	1:100 @ A1	00820-10-P-1210-P00	00820-10-P-1210-P02
North elevation – proposed	1:100 @ A1	00820-10-P-2201-P00	00820-10-P-2201-P02
East elevation – proposed	1:100 @ A1	00820-10-P-2202-P00	00820-10-P-2202-P02

**Background**

Planning permission was granted on 19 July 2013 for *“Alterations and extensions including creation of two new entrances on the front elevation, partial infill of lightwells, rooftop plant to comprise 3 air handling units, kitchen extract and 6 condenser units and associated works in association with decrease in office floorspace (Class B1) and increase in exhibition floorspace (Class D1)”* (application ref: 2013/1286/P).

This minor-material amendment application relates to the following changes to the scheme:

1. Reconfiguration of plant at roof level
2. Alterations to the north and east elevations

We describe each element of the amendments in further detail below.

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#### **Roof Plant**

Planning permission was granted for the installation of 6 condenser units to support the upgrade of the catering facilities. Following a review of the catering in-house refrigeration requirements, it was decided to install a single pack refrigeration system, this required the installation of only 2 condensers instead of the consented 6 condensers.

The Planning and Noise Report (dated 1 September 2014) has been updated and is submitted in support of this application and supersedes the consented Planning and Noise report detailed under Condition 2. Figures 3 and 4 identify the consented and proposed locations for the condensers. The two new condensers are both Foster Coldstones (model no. FOS/HT2/ZBD21+ZB21/AC16 -400-12L) condensers and have been installed in the north-east corner of the roof and the layout of the gantry has been revised to accommodate the plant, please refer to drawing ref: 00820-10-P-1210-P02. The Noise Report concludes that the two new condensers will comply with the requirements set out in Core Strategy Policy DP28 and the requirements of Condition 4 of planning permission 2013/1286/P.

The rooftop plant is located at high-level and will not be visible from street level nor will it result in any material impact on the views of the building from Euston Road. This proposal will result in the reduction the number of condensers to be installed at roof level. There will be no impact on the local architectural character or historic interest of the building and the proposals meet Camden's Local Development Plan Policy DP25 (Conserving Camden's Heritage) and Policy 7.8 (Heritage Assets and Archaeology) of the London plan (July 2011).

#### **Alterations to the North and East Elevations**

It is proposed to make minor modifications to the windows on the north and east elevations, including the removal of and installation of new internal UV films, so as to improve the internal efficiency and use of the building, please refer to drawing refs: 00820-10-P-2201-P02 (north elevation proposed) and 00820-10-P-2202-P02 (east elevation proposed). There are no alterations to the external materials to the windows on the north and east elevations. In addition, it is proposed to retain the torches located outside the main entrance to the building in the existing position.

In our opinion, the modifications to the north and east elevations does not constitute development under S55 of the Town and Country Planning Act 1990, however for completeness the amendments have been illustrated on the proposed north and east elevations plans and submitted as part of this application. The proposals will result in no harm to the designated heritage asset of the Bloomsbury Conservation Area and the impact of the proposals on the non-designated heritage asset of the Wellcome Building results in no harm or loss of significance. It is therefore considered that the proposals meet the objectives of Camden's Development Policy dp25 (Conserving Camden's Heritage) and Policy 7.8 (Heritage and Assets and Archaeology) of the London Plan (July 2011).

We trust you have all the necessary information to register, validate and determine the application. However, please contact Lisa Walton or Emma Andrews [REDACTED] should you have any queries.

We look forward to hearing from you in receipt of this application.

Yours faithfully

[REDACTED]  
**Lisa Walton**  
Associate

For and on behalf of Porta Planning LLP