



GERALDEVE

Development Control and Planning Services
London Borough of Camden Council
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Tel. 020 7493 3338
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FAO: Conor McDonagh

4 November 2014

Our ref: LJW/JRA/HBR/J10071

Your ref: 2011/4198/P

Dear Sir

**150 Holborn, London, EC1N 2NS
Non-Material Amendment Application to Application Ref. 2011/4198/P**

We write on behalf of our client, Laffly Ltd ('the applicant'), to submit a non-material amendment application to remove condition 4 attached to planning permission reference 2011/4198/P.

On review of the decision notice and conditions attached to the planning permission, the condition which deals with details of hard and soft landscaping appears to have been mistakenly picked up by both conditions 3 and 4 attached to the permission.

Condition 3 states:

"Before the use commences full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Condition 4 states:

"No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Due to the similar wording of these conditions, it would be appropriate that condition 4 is removed from the decision notice as hard and soft landscaping details will be dealt with through the discharge of condition 3 which provides the appropriate timing trigger for the discharge of such a condition.

The removal of condition 4 by way of a non-material amendment application has been discussed and agreed with Officers at London Borough of Camden prior to the submission of the application. Likewise, within the Government guidance issued in 2009 and 2010 as part of the introduction of non-material amendment applications (s.96A) to the TCPA (1990), it was stated that "where the

change is non-material, s.96A allows new conditions to be imposed or existing conditions to be removed or altered”.

We therefore consider that the removal of condition 4 can be dealt with via a non-material amendment application.

Accordingly, we enclose the following documents submitted via Planning Portal:

- A copy of this covering letter;
- Completed application forms; and
- A copy of the original decision notice (ref. 2011/4198/P).

Two cheques to cover the £195 application fee have been submitted under separate cover, alongside a hard copy of this covering letter. Two cheques have been provided (one for £97 and one for £98) due to a discrepancy on the application fee.

We trust this is clear and that you have everything required to validate the application.

In the meantime, should you have any questions or queries, please do not hesitate to contact Jeremy Randall or Hannah Bryant of the above office.

Yours faithfully



Gerald Eve LLP

jrandall@geraldeve.com
Direct tel. +44 (0)20 7333 6328
Mobile +44 (0)7768 617 235



Application fee for: 150 Holborn NMA (3764152)

Application type: Non Material Amendment to Existing Permission

Exemptions

No exemptions have been applied

Fee Calculation

Fee for Non-material Ammendment following a Grant of Planning Permission	195.00
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Reductions

No reductions have been applied

Payment

Payment method: Cheque

Total

Amount due	195.00
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Proposal Attachments Details :

Proposal Name	150 Holborn NMA
Proposal Number	PP-03764152
Version Number	1
Amended Attachments Only?	No
Submission Date	2014-11-04

Attachment :

Attachment Name	Other plans
Status	New
File Name	141031 Schedule A.pdf
File Type	application/pdf
PaperSize	
File Size (bytes)	202500
Document Reference	Schedule A
Document Comments	
Date File Uploaded	2014-11-04
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Other plans
Status	New
File Name	Covering Letter.pdf
File Type	application/pdf
PaperSize	
File Size (bytes)	415434
Document Reference	Covering letter
Document Comments	
Date File Uploaded	2014-11-04
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Other plans
Status	New

File Name	Final Decision Notice.pdf
File Type	application/pdf
PaperSize	
File Size (bytes)	74925
Document Reference	Final Decision Notice
Document Comments	
Date File Uploaded	2014-10-30
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	



Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

**Application for a non-material amendment following a grant of planning permission.
 Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

Yes No

If you are not the sole owner, has notification under article 9 of the DMPO been given?

Yes No Not applicable

Person notified	Address	Date of notification (DD/MM/YYYY)
<input type="text" value="See Attached Schedule A"/>	Number <input type="text"/> Suffix <input type="text"/> Street <input type="text"/> Locality <input type="text"/> Town <input type="text"/> Post Code <input type="text"/>	<input type="text"/>
<input type="text"/>	Number <input type="text"/> Suffix <input type="text"/> Street <input type="text"/> Locality <input type="text"/> Town <input type="text"/> Post Code <input type="text"/>	<input type="text"/>
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<input type="text"/>	Number <input type="text"/> Suffix <input type="text"/> Street <input type="text"/> Locality <input type="text"/> Town <input type="text"/> Post Code <input type="text"/>	<input type="text"/>

5. Description of Your Proposal

Description of Approved Development:

Refurbishment and alterations to the property, including extension to 5th and 6th floor and additional floor at 7th level for Class B1 offices on Holborn and Grays Inn Road elevations, extension at 3rd, 4th and 5th floor level for Class B1 offices and Class C3 residential on Brooke Street elevation, creation of 5 new residential units with 1 x existing unit (Class C3) and new residential entrance core off Brooke Street and associated elevation alterations, replacement plant and enclosures at roof levels, recladding to exterior elevations, alterations to main entrance including associates partial change of use from shops (Class A1) to offices (Class B1) at ground floor, partial change of use from offices (Class B1) to financial and professional services (Class A2) at 1st floor level, creation of enclosed service yard to rear with amenity space above, green/brown roofs and cycle parking.

Reference number: 2011/4198/P

*Date of decision (DD/MM/YYYY): 25/01/2012

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development: Development to an existing dwelling-house or development within its curtilage
Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

*Please describe the non-material amendment(s) you are seeking to make:

Please see attached covering letter.

Are you intending to substitute amended plans or drawings? Yes No

Please state why you wish to make this amendment:

Please see attached covering letter.

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Conor Surname: McDonagh

Reference: N/A

Date (DD/MM/YYYY): 02/09/2014 (Must be pre-application submission)

Details of the pre-application advice received:

The removal of such a repetitive condition (Condition 4) could be determined by a s96a.

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent The applicant Other person

9. Authority Employee/Member

With respect to the Authority, I am:

- a member of staff
an elected member
related to a member of staff
related to an elected member

Do any of these statements apply to you? Yes No

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 30/10/2014



Schedule A

Name of Owner	Address	Date Notice Served
James Rodge Senior Asset Manager Rockspring	166 Sloane Street London SW1X 9QF	04/11/2014
Company Secretary Barclays Bank PLC	1 Churchill Place London E14 5HP	04/11/2014
Company Secretary Monsoon Accessorize Limited	1 Nicholas Road London W11 4AN	04/11/2014
Company Secretary Moss Bros Group PLC	8 St Johns Hill Clapham Junction London SW11 1SA	04/11/2014
Company Secretary UK Power Networks Ltd	237 Southwark Bridge Road London SE1 6NP	04/11/2014
Company Secretary Brookes Brother London Limited	33-35 Brooke Street, Holborn, London, EC1N 7RS	04/11/2014
Company Secretary Doddle Limited	45 Hazelwood Drive Maidstone Kent ME16 0EA	04/11/2014
Company Secretary EAT Limited	34 Fourth Way Wembley Middlesex HA9 0TP	04/11/2014
Director of Legal Services Camden Council	Camden Town Hall Judd Street, London WC1H 9JE	04/11/2014



Ms Hannah Bryant
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2014/6988/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

4 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
150 Holborn
London
EC1N 2NS

Proposal: Removal of condition 4 (regarding landscaping details submitted prior to works commencing on site) from planning permission ref 2011/4198/P dated 25.1.12 for extensions and alterations to the property.

Drawing Nos: Letter dated 4.11.14 from Gerald Eve

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 You are advised that this permission relates only to the description referred to above and shall only be read in the context of the substantive permission granted on 25/01/2012 under reference number 2011/4198/P, and is bound by all other conditions and obligations 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.