

Mr. Nick Jenkins  
Smith Jenkins Ltd  
30A High Street  
Stony Stratford  
Milton Keynes  
Bucks  
MK11 1AF

Application Ref: **2015/2643/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

1 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Brook House**  
**2-16 Torrington Place**  
**London**  
**WC1E 7HN**

Proposal: Variation to wording of Conditions 3 (6th floor extension facing materials) and 4 (detailed drawings) of planning permission 2013/2934/P granted on appeal (ref APP/X5210/A/13/2207166) dated 08/08/2014

Drawing Nos: 3114/OS/001 Rev.A, Letter from Smith Jenkins Ltd dated 5 May 2015,

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, conditions No.3 and No.4 of planning permission 2013/2934/P granted on appeal (ref APP/X5210/A/13/2207166) dated 08/08/2014 shall be replaced with the following conditions:



Condition 3:

The facing materials for the sixth floor extension shall match the existing materials in terms of colour, texture and finish, with details to have been submitted to and approved in writing by the local planning authority prior to external works commencing on the sixth floor extension. A sample panel of the approved materials, at least 1 square metre in size, shall be constructed on site. The local planning authority shall be informed, in writing, on completion of the sample panel which shall then be inspected. All subsequent walling shall match the sample panel, subject to any modifications required in writing by the authority.

Condition 4:

Prior to any relevant works being undertaken, details in respect of the following shall be submitted to and approved in writing by the local planning authority:

- a) details of the new railings and hand rails, at a scale of not less than 1:10, including materials, finish and method of fixing to the plinth;
- b) plan, elevation and section drawings, including jambs, heads and cills of all new external window and door openings and secondary glazing;

Development shall be carried out only in accordance with the approved details.

Informative(s):

1 Reasons for granting variation:

The amendments include the replacement of "prior to commencement of development" with "prior to external works commencing on the sixth floor extension" in the wording of Condition 3 and "Prior to commencement of development" with "Prior to any relevant works being undertaken" in the wording of Condition 4.

It is considered that the changes of wording in Condition 3 and Condition 4 would not have any material effect on the approved development.

2 You are advised that this decision relates only to the changes stated in the letter and set out in the description and on the application form, and shall only be read in the context of the substantive appeal decision granted on 08/08/2014 under reference number APP/X5210/A/13/2207166 (LBC ref 2013/2934/P) and is bound by all the conditions 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

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