

Patrick Reedman
Montagu Evans
5 Bolton Street
London
W1J 8BAApplication Ref: **2015/3337/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

21 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
Herbal House
10 Back Hill
London
EC1R 5LQ

Proposal: Removal of all flexible uses in favour of solely Class B1 use, altered floor layouts, maintenance of internal lightwells at 2nd-5th floor levels, changes to internal layout of apartments, small reduction in office and residential areas (given maintenance of lightwells), small reduction in residential and office terraces, external amendments to fenestration, entrances, part infilling of delivery bay/reception area, rearrangement of louvres, increase in plant area as an amendment to the approved scheme under 2014/3683/P dated 31/03/2015, for "Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations".

Drawing Nos:

Superseded drawings: 863-PL-GA-B2 Rev P1, 863-PL-GA-LG Rev P1, 863-PL-GA-00 Rev P1, 863-PL-GA-UG Rev P2, 863-PL-GA-01 Rev P1, 863-PL-GA-02 Rev P1, 863-



PL-GA-03 Rev P1, 863-PL-GA-04 Rev P1, 863-PL-GA-05 Rev P3, 863-PL-GA-06 Rev P2, 863-PL-GA-RF Rev P1, 860-PLGE-01 Rev P1, 860-PL-GE-02 Rev P1, 863-PL-GS-BB Rev P1, 863-PL-GS-CC Rev P1.

Drawings for approval: 863-PL-GA-B2 Rev P2, 863-PL-GA-LG Rev P2, 863-PL-GA-00 Rev P6, 863-PL-GA-UG Rev P3, 863-PL-GA-01 Rev P2, 863-PL-GA-02 Rev P2, 863-PL-GA-03 Rev P2, 863-PL-GA-04 Rev P2, 863-PL-GA-05 Rev P4, 863-PL-GA-06 Rev P4, 863-PL-GA-RF Rev P2, 860-PLGE-01 Rev P2, 860-PL-GE-02 Rev P2, 863-PL-ES-AA Rev P2, 863-PL-GS-BB Rev P2, 863-PL-GS-CC Rev P2.

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

- 1 Condition 16 of the planning permission granted on 31/03/2015 under reference number 2014/3683/P shall be replaced by the following condition:

REPLACEMENT CONDITION 16

The development hereby permitted shall be carried out in accordance with the following approved plans:

863 S 01 Rev 00; 863-PL-EX-B2 Rev P1; 863-PL-EX-B1 Rev P1; 863-PL-EX-M0 Rev P1; 863-PL-EX-00 Rev P1; 863-PL-EX-01 Rev P1; 863-PL-EX-02 rev P1; 863-PL-EX-03 Rev P1; 863-PL-EX-04 Rev P1; 863-PL-EX-05 Rev P1; 863-PL-ES-AA Rev P2; 863-PL-ES-BB Rev P1; 860-PL-EE-01 Rev P1; 860-PL-EE-02 Rev P1; 863-PL-GA-B2 Rev P2; 863-PL-GA-LG Rev P2; 863-PL-GA-00 Rev P6; 863-PL-GA-UG Rev P3; 863-PL-GA-01 Rev P2; 863-PL-GA-02 Rev P2; 863-PL-GA-03 Rev P2; 863-PL-GA-04 Rev P2; 863-PL-GA-05 Rev P4; 863-PL-GA-06 Rev P4; 863-PL-GA-RF Rev P2; 863-PL-GS-AA Rev P1; 863-PL-GS-BB Rev P2; 863-PL-GS-CC Rev P2; 860-PLGE-01 Rev P2; 860-PL-GE-02 Rev P2; Design and Access Statement, dated 27th May 2014; Construction Method Statement, dated 1st March 2014; Daylight and Sunlight Report, dated 19th May 2014; Energy Performance Analysis, dated October 2014, produced by Waterman Building Services Limited; Heritage, Townscape and Visual Impact Assessment, dated May 2014; Acoustics Planning Report, dated May 2014; Sustainability Statement, dated May 2014; Transport Statement, dated May 2014; Air Quality Assessment, dated March 2014, produced by Waterman Energy, Environment & Design Limited; and Lifetime Homes Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 06/07/2015 under reference number 2014/3683/P and is bound by all the conditions attached to that permission.
- 2 The proposed amendments of the removal of the flexible uses approved at ground floor would not materially impact in terms of the overall land use mix, given that this

area could be used as class B1 use under the previous permission anyway. The other changes in floor area are considered minimal.

The maintenance of the lightwells and the changes to the terraces and fenestration are minor amendments that would not materially affect the appearance of the proposal. The infilling of part of the loading bay area also would not materially affect the appearance of the proposal, given that it would only be partially infilled and would still be open along the façade of the building. The increase in size of the plant room is considered small in scale and given its position it would not be very visible from public areas.

None of the proposed amendments would materially impact on the amenity of neighbouring properties given there is no substantial increase in height, bulk or massing.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 06/07/2015 under reference number 2014/3683/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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