

Date
28 October 2015

Planning and Built Environment
Camden Council
Town Hall Extension
Argyle Street
London WC1H 8NJ

By Post

Dear Sir / Madam

Town and Country Planning Act 1990 Application for a Non-Material Amendment following a Grant of Planning Permission Tanfield Chambers, 2-5 Warwick Court, London, WC1R 5DJ

Please find enclosed an application for a non-material amendment to a grant of planning permission in respect of Tanfield Chambers, 2-5 Warwick Court, WC1R 5DJ. This planning application seeks to make a non-material amendment to planning permission 2013/3193/P, which was granted permission on 26/07/2013 for the following:

"Erection of 13x air conditioning units and an acoustic louvre screen to the rear first floor roof in connection with offices (Class B1a) following the removal of 15 existing air conditioning units."

This application seeks to amend the above permission to include the installation of six steel girders beneath the approved acoustic enclosure to support the approved plant equipment and acoustic screen. It is not considered that these amendments amount to a material change on the basis that the height and position of the approved plant and acoustic enclosure will remain the same. The change in visual appearance will be imperceptible.

Site Description

Tanfield Chambers, located at nos. 2-5 Warwick Court, currently comprises office accommodation arranged over five floors plus a basement level. Floors four and five are provided within a mansard level. The site location is reproduced in Figure 1 below, whilst Photograph 1 below refers to the front elevation of the property.

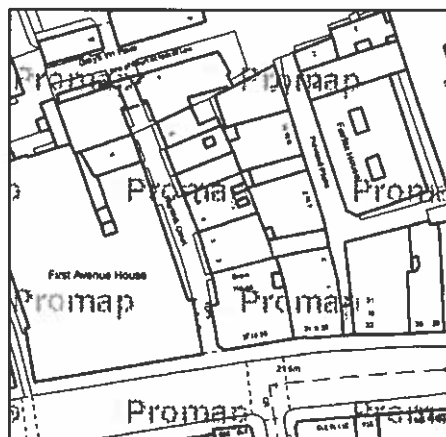


Figure 1: Site Location Plan



Photograph 1: Front Elevation

The building is in single occupation by the Chambers. The building, whilst being an attractive addition to the street scene, is not subject to a statutory listing however falls within the Bloomsbury Conservation Area.

At present, this roof contains fifteen pieces of plant equipment, alongside associated ducting, ventilation and roof lights providing daylight to the lower floors. However on implementation of the approved scheme, the existing plant equipment will be replaced with 13 air conditioning units and an acoustic louvre screen.

Surrounding uses comprise principally office accommodation and ground floor drinking establishments. Located to the north of Warwick Court is the City Law School, which faces on to Gray's Inn Garden. The area is predominantly commercial in character with a very dense urban arrangement.

Planning History

Daniel Watney LLP has reviewed the statutory planning history as held online by the London Borough of Camden. Please note that it is the responsibility of London Borough of Camden as Local Planning Authority (LPA) to maintain these files and Daniel Watney LLP is not liable for the accuracy of the information available therein.

The available planning history is reproduced in the table below, including the planning permission which this application seeks to amend. Please note that the planning history is arranged in date ascending order.

Reference	Description	Decision	Date
32353	Re-erection of the third floors and the erection of a mansard extension for office use.	Granted	17/07/1981
9201118	The installation of 8 condensing units on the rear elevation.	Granted	10/12/1992
9301118	Installation of two additional air cooled condensers on the first floor flat roof at rear.	Granted	12/11/1993
9301322	The retention of 8 condensing units on the rear elevation.	Granted	21/11/1993
9400128	Installation of 2 air cooled condensers on the rear wall in between ground and basement floor levels.	Granted	02/06/1994
9502070	Formation of new window opening to the third floor rear elevation.	Granted	09/02/1996
PSX0104605	Erection of additional link bridge at ground, first, second and third floor levels to provide access to existing fire escape stair at rear of the building and associated external alterations.	Granted	21/08/2001
2013/3193/P	Erection of 13 x air conditioning units and an acoustic louvre screen to the rear first floor roof in connection with offices (Class B1a) following the removal of 15 existing air conditioning units.	Granted	26/07/2013

Table 1: Planning History

Proposed Works

To reiterate, on implementation of the extant permission, the existing fifteen units arranged to the first floor roof area will be removed and replaced by thirteen Mitsubishi PUMY condenser units, alongside rearranged ductwork including the reprovision on a like for like basis of the fresh air ventilation system, and surrounded by an acoustic screen. It was proposed that eleven of these units would be floor mounted on steel supports, with two units wall mounted units.

However, it has since been discovered that the existing roof structure cannot directly carry the weight of the approved plant equipment and acoustic screen. Therefore, the scheme requires the addition of steel girders beneath the plant equipment and screen to support the weight.

There will be a total of six steel girders spanning the extent of the first floor area, which will be set on concrete padstones. The addition of girders will have no impact upon the location of the air conditioning units or the acoustic screening, whilst the height of the units will not increase as the girders will replace the approved steel support mounts of the same height.

It is therefore considered that the proposed works will have no impact upon the permitted scheme in terms of amenity or appearance, and as such, the works are non-material.

Planning Application Content

This application is supported by four copies of the following:

- Planning Application Form, duly signed and dated;
- Ownership Certificate B, duly signed and dated;
- CiL Liability Form;
- Site Location Plan (1:1250 @ A4);
- First Floor Existing Services Layout, scale 1:50 @ A1 (Dwg. No: 3558-SK130531DS);
- Existing Rear Elevation AA, scale 1:50 @ A3 (Dwg. No P1);
- Existing Side Elevation BB, scale 1:50 @ A3 (Dwg. No P2);
- Existing Side Elevation CC, scale 1:50 @ A3 (Dwg. No P3);
- Approved Rear Elevation AA, scale 1:50 @ A3 (Dwg. No P4);
- Approved Side Elevation BB, scale 1:50 @ A3 (Dwg. No P5);
- Approved Side Elevation CC, scale 1:50 @ A3 (Dwg. No P6);
- Approved Mechanical Services Layout, scale 1:50 @ A1 (Dwg. No 3558/M/203); and
- Proposed Plant Support Steelwork, scale as shown @ A1 (Dwg. No: 20981/100-T1).

Please also find enclosed a cheque to the amount of £195 to cover the planning application fee for a Non-Material Amendment.

I trust that the information provided allows for validation of the planning application but if you require any additional information or clarification, please do not hesitate to contact me.

Yours sincerely



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Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London WC1H 8ND

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	TANFIELD CHAMBERS		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:	C/O AGENT		
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MISS	First name:	CHARLOTTE
Last name:	GOODRUM		
Company (optional):	DANIEL WATNEY LLP		
Unit:		House number:	165
		House suffix:	
House name:			
Address 1:	FLEET STREET		
Address 2:			
Address 3:			
Town:	LONDON		
County:			
Country:			
Postcode:	EC4A 2DW		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date of advice (DD/MM/YYYY):

Details of pre-application advice received:

5. 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 have answered No to this question, you cannot apply to make a non-material amendment.

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☒ Yes ☐ No ☐ Not Applicable

If you have answered No to this question, you cannot apply to make a non-material amendment.

If you have answered Yes to this question, please give details of persons notified:

Person Notified	Address	Date of Notification
WARWICK COURT TRUST	2-5 WARWICK COURT, LONDON, WC1R 5DT	28/10/2015

6. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If yes please provide details of the name, relationship and role

N/A.

7. Description Of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below:

ERECTION OF 13 x AIR CONDITIONING UNITS AND AN ACOUSTIC LOUVRE SCREEN TO THE REAR FIRST FLOOR ROOF IN CONNECTION WITH OFFICES (CLASS B1a) FOLLOWING THE REMOVAL OF 15 EXISTING AIR CONDITIONING UNITS.

Reference number:

2013/3193/P

Date of decision (DD/MM/YYYY):

26/07/2013

What was the original application type?:

(e.g. 'Full', 'Householder and Listed Building', 'Outline')

FULL

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 ☒

8. Non-Material Amendment(s) Sought

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

INSTALLATION OF STEEL GIRDERS BENEATH THE APPROVED ACOUSTIC ENCLOSURE TO SUPPORT THE APPROVED PLANT EQUIPMENT.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

If Yes, please complete the following:

Old plan/drawing number(s):

N/A.

New plan/drawing number(s):

N/A.

Please state why you wish to make this amendment:

STEEL GIRDERS ARE REQUIRED TO SUPPORT THE WEIGHT OF THE APPROVED PLANT EQUIPMENT AND ACOUSTIC SCREEN.

9. Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application not being accepted. It will not be accepted until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The correct fee:



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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

13. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

1. Application Details

Applicant or Agent Name:

Miss Charlotte Goodrum

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

Tanfield Chambers
2-5 Warwick Court
London WC1R 5DJ

Description of development:

Non-material amendment to to include the installation of six steel girders beneath the approved acoustic enclosure to support the approved plant equipment and acoustic screen.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes ☐

Please enter the application number:

No ☒

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐ No ☐

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☐ No ☐

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace						

8. Declaration

I/we confirm that the details given are correct.

Name:

Charlotte Goodrum

Date (DD/MM/YYYY). Date cannot be pre-application:

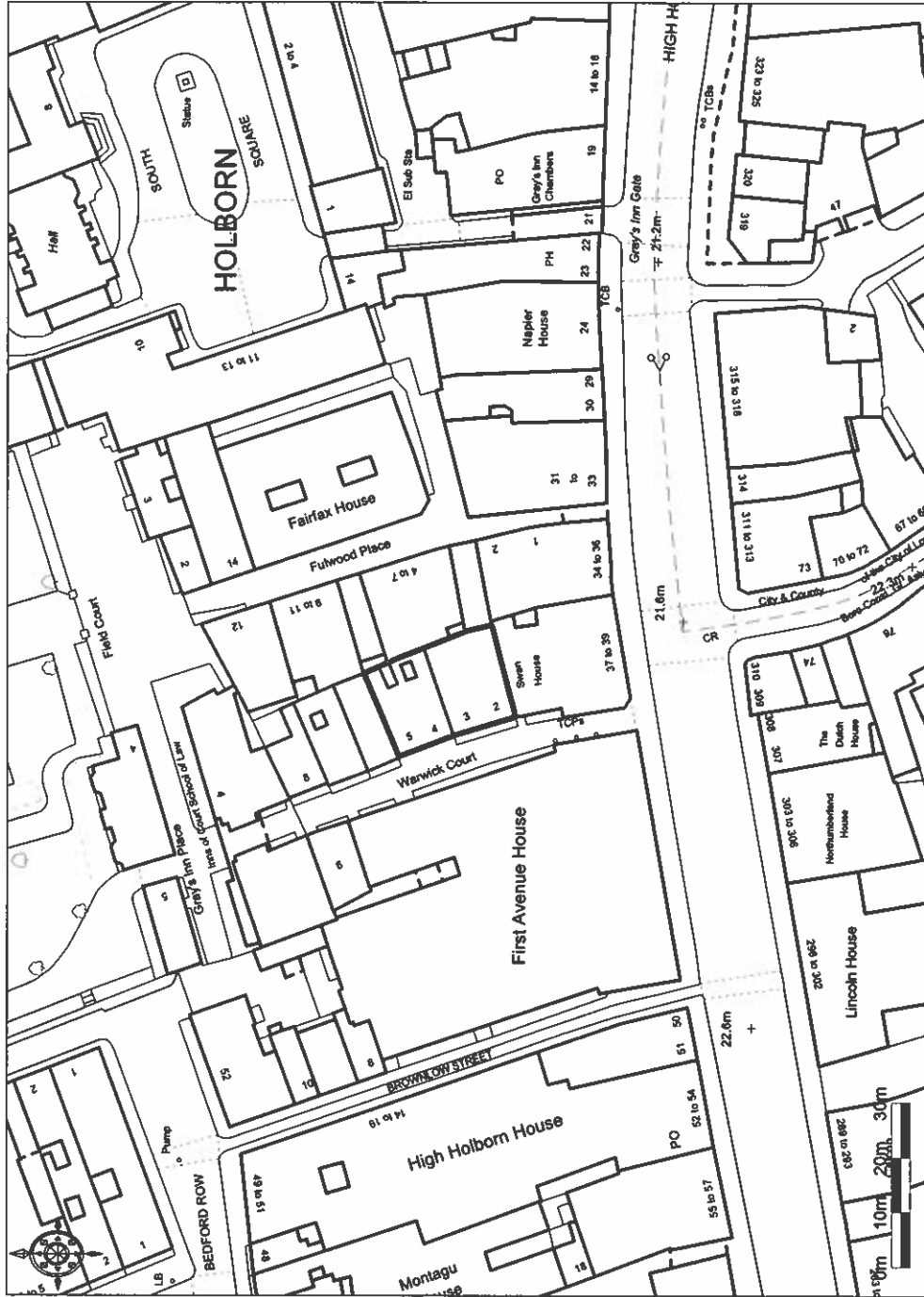
28/10/2015

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

2 - 5 Warwick Court 1:1250 Red Line Site Plan



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