

Miss Katie Smith
DP9
100 Pall Mall
London
SW1Y 5NQApplication Ref: **2015/6669/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

3 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
120 Holborn and 12A Leather Lane
London
EC1N 2TD

Proposal: Omission of swimming pool within the gym approved under planning permission ref: 2014/2782/P dated 20/08/15 (for change of use of part basement to 120 Holborn and 12a Leather Lane from office (class B1) and retail (A1) to leisure centre (D2) and light industrial (B1c) with associated works.

Drawing Numbers:

Superseded Drawing Numbers: Design and Access Statement - Revision 3: 4th April 2014, prepared by John Robertson Architects, Leisure Centre Energy Statement, prepared by Cundall Johnston and Partners LLP, dated 04/04/2014, Leisure Centre Sustainability Statement, prepared by Cundall Johnston and Partners LLP, dated 04/04/2014.Proposed Drawing Numbers: Letter prepared by Katie Smith, dated 6th November 2015; Design and Access Statement P5 (Revision 5), dated 8th June 2015; Leisure Centre Sustainability Statement Rev E (1005811-RPT-00039), dated 21/05/2015; and Leisure Centre Energy Statement Rev E (1005811-RPT-00042), dated 21/05/2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

2 REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement P5 (Revision 5), dated 8th June 2015; Leisure Centre Sustainability Statement Rev E (1005811-RPT-00039), dated 21/05/2015; Leisure Centre Energy Statement Rev E (1005811-RPT-00042), dated 21/05/2015; Letter prepared by Katie Smith, dated 6th November 2015; Transport Statement, prepared by TTP Consulting Ltd, dated April 2014, P05/001, P05/002, P05/003, P05/004, P05/005, P05/006, P05/102 P3, P05/103 P2, P05/104 P2, P05/105 and P05/106.

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

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

Informatives:

1 Reasons for granting permission.

The proposed amendment relates solely to internal elements within the proposed gym. A swimming pool, originally proposed will now be omitted from the gym. The amendment is considered to be minor and does not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 20/08/15 under reference number 2014/2782/P.

In the context of the permitted scheme, it is considered that the proposed amendments involving the omission of the swimming pool within the gym approved under planning permission ref: 2014/2782/P dated 20/08/15 (for change of use of part basement to 120 Holborn and 12a Leather Lane from office (class B1) and retail (A1) to leisure centre (D2) and light industrial (B1c) with associated works are de-minimis and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time

period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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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