

Miss Phoebe Juggins

CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2016/1376/P**
Please ask for: **Samir Benbarek**
Telephone: 020 7974 **2534**

6 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**University of London
Hughes Parry Hall
19 Cartwright Gardens
London
WC1H 9EF**

Proposal: Non-material amendments to planning permission ref. 2013/1598/P granted on 28/11/2013 for the removal of window, removal of staircase, removal of 4x previously approved louvers, raising of parapets by 300mm at L14 Hughes Parry Tower and raising the parapets of the double lift overruns in the main building by 335mm

Drawing Nos:

Superseded Plans: 099_P6; 100_P6; 200_P5; 202_P6; 204_P5; 301_P4; 310_P5;
311_P5

Revised Plans: 099_P7; 100_P7; 200_P7; 202_P8; 204_P6; 301_P5; 310_P7; 311_P6

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.23 of planning permission 2013/1598/P shall be replaced with the following condition:

REPLACEMENT CONDITION 23

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

A10417C 001 P2, 050 P1, 099 P2, 100 P2, 101 P2, 102 P2, 103 P2, 104 P2, 105 P2, 106 P2, 107 P2, 108 P2, 109 P2, 110 P2, 111 P2, 112 P2, 113 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 300 P2, 500 P1, 501 P1, 502 P1, 503 P1, 1001 P1 and 1002 P1. A10417D 099 P2, 100 P7, 101 P3, 102 P3, 104 P3, 105 P3, 106 P3, 107 P2, 108 P2, 109 P2, 110 P2, 114 P2, 115 P2, 200 P7, 201 P2, 202 P8, 203 P2, 204 P6, 210 P2, 212 P2, 300 P3; 301 P5, 310 P7, 311 P6, 320 P2, 400 P2, 401 P2, 500 P1, 501 P1, 502 P1, 503 P1, 600 P2, 610 P2 and 1300 I2. A10417Z 099 T1, 100 T1, 101 T1, 102 T1, 103 T1, 104 T1, 105 T1, 106 T1, 107 T1, 108 T1, 109 T1, 110 T1, 111 T1, 112 T1, 113 T1, 114 T1, 115 T1, 200 T1, 201 T1, 202 T1, 203 T1, 204 T1 and 300 T1. 1488P100; 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112 and 113. MLUK339P 211; 220, 221, 222 and 223

Supporting documents:

Supporting Documents: Planning Statement by CBRE, Design & Access Statement by tp Bennett & Maccreanor Lavington, Access and Inclusivity Statement by All Clear Designs, Townscape, Visual Impact and Heritage Report by Peter Stewart Consultancy, Statement of Community Involvement by Loadstone, Daylight/Sunlight and Overshadowing Report by GIA, Internal Daylight Report by GIA,, Traffic Impact Assessment and Travel Plan by Cundall Johnson and Partners LLP, Delivery and Servicing Management Plan by Cundall Johnson and Partners LLP, Acoustic Report by SRL Technical Services, Air Quality Assessment by Air Quality Consultants Ltd, Energy and Sustainability Statements (including BREEAM Pre-Assessment) by Mecserve, Arboricultural Implications Assessment and Arboricultural Method Statement by Thomson Ecology, Basement Impact Assessment by Cundall Johnson and Partners LLP, Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP, Archaeological Assessment by The Brigantia Archaeological Practice, Unexploded Ordnance Risk Assessment by Bomb Search, Draft Student Management Plan by University of London and University Partnerships Programme and Draft Construction Management Plan by McBains Cooper, Crime Impact Assessment (CBRE April 2013), Draft Summer Management Plan (CBRE 12th July 2013), Cartwright Gardens Draft Operation Management Plan by University Partnerships Programme and Flood Risk Assessment by Cundall Johnston and Partners LLP.

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.

Informative(s):

1 Reasons for granting permission:

The proposed amendments involving the removal of a window, a stairwell and the 4 louvers are minor in nature and would not materially alter the concept of the approved scheme.

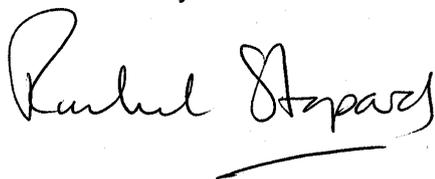
The proposed amendments also include raising the parapets at L14 Hughes Parry Tower by a maximum of 0.3m and the parapet to the main core double lift overruns in the main building by 0.35m. Given the large scale of the development, it is not considered that these amendments would alter the concept of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 28/11/2013 under ref: 2013/1598/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. Therefore, they can be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in context of the substantive permission granted on 28/11/2013 under ref 2013/1598/P and is bound by all the 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



Rachel Stopard
Director of Culture & Environment

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