

Mr. Philip Meadowcroft  
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Highgate Business Centre  
33 Greenwood Place  
London  
NW5 1LB

Application Ref: **2016/3729/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

15 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**41 Brunswick Square**  
**London**  
**WC1N 1AZ**

Proposal: Adjustment of internal floor heights and omission of lecture theatre, alterations to fenestration and balconies and canopies, omission of rain screen and climbing plants to external escape stair, omission of roof ventilation cowls, alterations to landscaping, and other minor revisions, as an amendment to planning permission granted on 16/01/2014 (ref. 2013/5607/P), as later revised by minor material amendment on (ref. 2015/5526/P) for erection of 3 storey building to provide flexible office (Class B1) and non-residential (Class D1) floorspace, following demolition of the Old Mortuary and Old Swimming Pool buildings

Drawing Nos:

Superseded drawing: 1502-500, 501, 502, 503, 504, 510, 520, 530, 531, 532, 533  
Drawings for approval: 1502 - 101A, 110C, 111B, 112B, 113B, 120B, 130C, 131B, 132C, 133D, 312A, 313A, SK120, SK121, SK122

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



For the purposes of this decision, condition no.18 of planning permission 2013/5607/P (as amended by a Minor Material Amendment dated 15/03/2016 ref 2015/5526/P) shall be replaced with the following condition:

Replacement condition 18:

The development hereby permitted shall be carried out in accordance with the following approved plans: 0903E\_000; 001; 002; 010; 11; 030; 031; 032; 033; 40; 41; 42; 43; 534A; 22307/D01; 12493/AO/01; 12493/AO/02; 12493/AO/03; 12493/AO/04; 1502 - 101A, 110C, 111B, 112B, 113B, 120B, 130C, 131B, 132C, 133D, 312A, 313A, SK120, SK121, SK122; Design and Access Statement by Philip Meadowcroft Architects dated 02/09/2013; Acoustic Report by Gillieron Scott dated August 2013; Arboricultural Report by Skerratt dated 23/08/2013; Boundary Wall Condition Statement by the Morton Partnership dated March 2010; Boundary Wall Method Statement by the Morton Partnership dated March 2010; BREAM Pre-Assessment by NRG Consulting dated August 2013; Energy Report by A & G Partnership dated August 2013; Heritage Statement by Beacon Planning dated October 2013; Planning Statement by Gerald Eve dated July 2010; transport Assessment by Steer Davies Gleave dated July 2010; Interim Travel Plan by Steer Davies Gleave dated July 2010; Daylight/Sunlight Report by Drivers Jonas Deloitte dated 27/07/2010.

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

Informative(s):

1 Reasons for granting non-material amendment.

The proposed raked lecture theatre is to be replaced by a flat floor multi-purpose room which allows floor heights to be distributed more evenly. Such internal works will not be visible from the outside, but require minor changes to the fenestration. On the front (south east) elevation solid panels below the windows would be replaced by brick slips, and openable windows would be separated by fixed glazing and perforated panels. The size and location of window openings would stay the same at the front, with windows spaced more evenly vertically at the rear. The screening to the external stairs balconies at front first and second floor levels, and roof top ventilation cowls would be removed, and minor changes proposed to the landscaping immediately around the block.

The proposed amendments taken as a whole would not significantly alter the appearance of the building or harm the character or appearance of the conservation area.

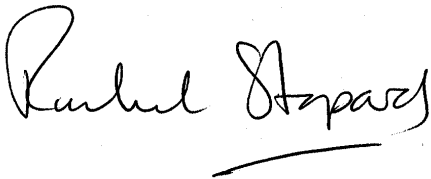
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 16/01/2014 under ref: 2013/5607/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore 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 the context of the substantive permission granted on 16/01/2014 under ref 2013/5607/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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities

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