

Mr. Nick Fennell
Dalton Warner Davis LLP
21 Garlick Hill
London
EC4V 2AU

Application Ref: **2015/4641/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

25 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
1 Mabledon Place
London
WC1H 9AJ

Proposal:

Variation of condition 14 (development in accordance with approved plans) of planning permission ref 2011/4653/P dated 23/12/2011 for extensions and alterations to existing office block (as further amended by a Minor Material Amendment ref 2013/3522/P dated 23.9.13), namely to allow reconfiguration of basement internal layout and reduction of approved car spaces from 9 to 2.

Drawing Nos:

Superseded drawings- 1012-P20-PB1.

Approved drawings- IMP-A-SBA-SK-20150707-MM01; covering letter from Dalton Warner Davis dated 11.8.15; Doctors Laboratory and Health Services Laboratories- Delivery Service Plan by Arup dated 7.5.15

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

Condition(s) and Reason(s):



- 1 Condition 14 of the planning permission granted on 23/12/2011 under reference number 2011/4653/P (as further revised by a Minor Material Amendment granted on 23.9.13 under ref no 2013/3522/P) shall be replaced by the following condition:

REPLACEMENT CONDITION 14

The development hereby permitted shall be carried out in accordance with the following approved plans- site location plan; 1012-X10-PB4, PB3, PB2, PB1, P00 rev A, P01, P02, P03-04, P05, P06-09, P10, P11; S01,S02, S03, S04; E01, E02, E03; 1012-P20-SP00; 1012-P20-PB4, PB3, PB2, B00, B10; 1012-P20- E01F, E02C, E03E, P00G, P01C, P02B, P03-04C, P05A, P06A, P07-09A, P10B, P11C, S01D, S02B, S03B; 1012 (SK) 332A, 333A; 1012-E21-B06A, B07A; area summary dated 25 August 2011 (existing and proposed areas); Design, Access & Heritage Statement dated August 2011 (as revised by 'Minor Material Amendments Rev E' dated September 2013); Energy Statement dated August 2011; Daylight and Sunlight Report dated August 2011; Noise Impact Assessment dated August 2011; Transport Statement dated August 2011; BREEAM Pre-Assessment: One Mabledon Place dated 24th May 2011; email and appendices from agent dated 21st November 2011; IMP-A-SBA-SK-20150707-MM01; covering letter from Dalton Warner Davis dated 11.8.15; Doctors Laboratory and Health Services Laboratories- Delivery Service Plan by Arup dated 7.5.15.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal, involving reconfiguration of the basement level car park to retain the 2 disabled car spaces, omit the previously approved 7 general car spaces and replace them by motorcycle parking, courier control office and stores, all associated with the Doctor's Laboratories, is considered acceptable.

The revised servicing arrangement, involving courier motorcycles, cycles and vans delivering samples daily and overnight, has already been assessed and agreed by the Council by means of a revised Delivery Service Plan dated 7.5.15 as secured by the S106 legal agreement for the original permission. It is considered that the changed nature of traffic movements, as a result of the enlarged servicing space replacing the car parking, will not adversely affect transport conditions in surrounding roads or neighbouring amenities. The loss of general car parking is welcome as it will reduce peak time traffic flows. The revised internal layout of the car park will have no impact on the external appearance of the property or on neighbour amenities.

No objections have been received to this element of the application prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5

and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP18, DP20, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.12 - 6.14 and 7.15 of the London Plan 2015 and paragraphs 14, 17, 29 - 41 and 118 of the National Planning Policy Framework.

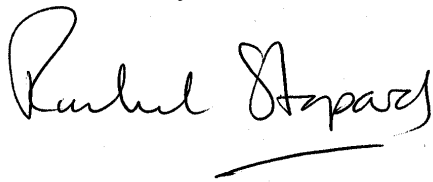
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1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

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Rachel Stopard
Executive Director Supporting Communities