

Mr. Luke Emmerton
DP 9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/3600/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

12 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
262-267 High Holborn
London
WC1V 7EE

Proposal: Internal reconfiguration resulting in reduction of retail (Class A1 use) at basement floor level 2 and ground floor level, increase of retail (Class A1 use) at basement floor level 1; alterations to glazing and extract to the minor front and rear elevations; Increase cycle provision from 20 to 40 to relocated basement floor level 2 approved under planning permission ref: 2013/3983/P dated 11/04/2014 as amended by 2014/2784/P dated 03/06/2014 (amendments to conditions No.4 (approved plans) and No.5 (cycle storage)).

Drawing Nos:

Superseded: 4728_20_198 rev J; 4728_20_199 rev J; 4728_20_200 rev K;
4728_20_220 rev B; 4728_20_221 rev D; 4728_20_222 rev D; 4728_20_223 rev D.

Proposed: 5578_02_198; 5578_02_199; 5578_02_200; 5578_02_220; 5578_02_221;
5578_02_222; 5578_02_223; 1674-M-215 T2.

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



REPLACEMENT CONDITION 4:

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

Drawing Nos: 4728_00_001 rev B; 4728_00_101; 4728_00_111; 4728_20_098; 4728_20_099; 4728_20_100; 4728_20_101; 4728_20_102; 4728_20_103; 4728_20_104; 4728_20_105; 4728_20_106; 4728_20_107; 4728_20_108; 4728_20_109; 4728_20_120; 4728_20_121; 4728_20_122; 4728_20_123; 4728_20_130; 4728_20_131; 5578_02_198; 5578_02_199; 578_02_200; 4728_20_201 rev B; 4728_20_202 rev B; 4728_20_203 rev B; 4728_20_204 rev B; 4728_20_205 rev B; 4728_20_206 rev B; 4728_20_207 rev H; 4728_20_208 rev B; 4728_20_209 rev B; 5578_02_220; 5578_02_221; 5578_02_222; 5578_02_223; 1674-M-215 T2; 4728_20_230; 4728_20_231; 4728_21_201; 4728_21_202; 4728_21_203; 4728_21_204; 4728_71_100 rev B; 4728_71_101; Design & Access Statement (including Appendix A); Appendix B - Planning Statement (incl. consultations) Rev A - Prepared by DP9; Appendix C - Mixed-use / Residential Statement - Prepared by DP9 & Farebrother; Appendix D - Noise Impact Assessment - Prepared by Sharps Redmore & Meinhardt; Appendix E - Sustainability & Energy Statement - Prepared by FES & Meinhardt; Appendix F - BREEAM Pre-assessment Report - Prepared by FES & Meinhardt; Appendix G - Transport Statement (incl. Waste Management) - Prepared By TPP; Appendix H - Construction Management Plan - Prepared by RPM; Appendix J - Heritage Impact Assessment - Prepared By Purcell; Appendix K - Historic Environment Assessment - Prepared By MoLA; Appendix L - Daylight & Sunlight Assessment - Prepared by Gordon Ingram Associates.

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

REPLACEMENT CONDITION 5:

The secure and covered cycle storage area for 40 cycles shall be provided in its entirety prior to the first occupation of the extensions, hereby permitted and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission:

The cycle/refuse storage area would be provided at basement floor level 2, including an enlarged lift to provide appropriate accessibility. This would wholly replace the sole retail use (Class A1 use) at basement floor level 2 which formed part of the retail unit at basement levels 1, 2 and ground floor. The enlarged cycle/refuse store would be a benefit to the development and given its location at ground floor would not impact on the design of the building nor impact on amenity

of neighbouring residents.

At basement floor level 1, the reconfiguration of the lift and servicing would take place, resulting in an increase in A1 floorspace on this level. At ground floor level the front Class B1 entrance would be moved marginally to the west there would also be alteration to the rear doors of the Class A1 and Class A1/A3/A4 units. An extract unit would also be reconfigured at main roof level.

The proposed rearrangement of floor area would result in the loss of some retail space. The application relates to the reconfiguration of some 200m² of extant floorspace, located primarily at basement 1 and 2 levels. The extant permission dealt with 5,522 m² in total, with an uplift of 1,181m² and in this context, the proposal sought is considered non-material and does not materially alter the design or amenity impact of the approved scheme.

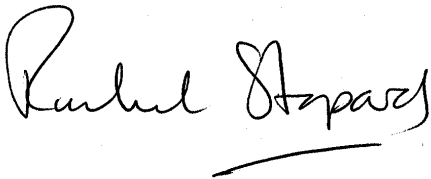
Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

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 11/04/2014 under reference number 2013/3983/P.

- 2 You are advised that this decision relates only to those changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 11/04/2014 under reference number 2013/3983/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
Executive Director Supporting Communities

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