

Rebecca Dewey
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2016/6924/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
277A Gray's Inn Road
London
WC1X 8QF

Proposal: Amendments to planning permission granted under reference 2014/4267/P (demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works), dated 10/10/14 (as amended by planning permission 2015/2285/P) to include a variation to the wording of Condition 5 (materials).

Drawing Nos: Iceni Projects Ltd covering letter dated 15 December 2016; Materials and finishes package, prepared by Waugh Thistleton Architects dated November 2016; and Site location plan.

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

Condition(s) and Reason(s):



- 1 Condition 5 of planning permission granted on 10/10/2014 under reference number 2014/4267/P (as amended by application reference 2015/2285/P) shall be replaced by the following condition:

REPLACEMENT CONDITION 5:

Sample panels of the following shall be provided on site and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:

- a) Typical courtyard flatted elevation (minimum 2m x 2m in size) including glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, facebond and pointing of the one brick colour and one mortar colour
- b) Typical courtyard house elevation (minimum 2m x 2m in size) including fixed panel glazing and zinc cladding showing junction and elevation brickwork showing the colour, texture, facebond and pointing of the one brick colour and one mortar colour

The approved panels shall be retained on location until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This application seeks an amendment to the wording of Condition 5 of planning permission 2014/4267/P dated 10/10/14 to (as amended by planning permission 2015/2285/P) which relates to the materials and finishes of the development.

The intent of the application is to alter the approved materials and finishes of the scheme in the following ways:

- Provide only the one brick type rather than two brick types approved;
- Provide one mortar type to accompany the one brick type; and
- Provide zinc cladding to the roof rather than aluminium.

The amendments do not alter the development significantly from what was described within planning permission 2014/4267/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. There is no increase in overall floorspace within the proposed development.

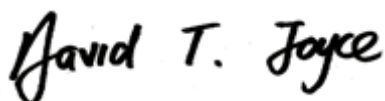
The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

No objection has been raised by the Council's Urban Design Section to the amendment and the material changes proposed. The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 10/10/14 under reference 2014/4267/P. In the context of the permitted scheme, it is considered that the proposed amendments 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 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10/10/14 under reference 2014/4267/P (as amended by planning permission 2015/2285/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



David Joyce
Director of Regeneration and Planning

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