

Alice Broomfield
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2017/0626/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

12 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
20 Guilford Street
London
WC1N 1DZ

Proposal: Minor changes to design of scheme granted planning permission 2014/6068/P dated 10/06/15 for erection of new hospital research building following the demolition of an existing computer facility, including change in cladding and brickwork bond at ground floor, increase in size of plant enclosure at 5th floor level, increase in width and reduction in height of lift enclosure, installation of 4 x ventilation fans at roof level, amendments to ventilation grilles on south elevation, amendments to glazing, raising of atrium rooflight.

Drawing Nos: Superseded plans -

PL-202 Rev 1: Proposed Ground Floor Plan, PL-203 Rev 0: Proposed First Floor Plan, PL-204 Rev 0: Proposed Second Floor Plan, PL-205 Rev 0: Proposed Third Floor Plan, PL-206 Rev 1: Proposed Fourth Floor Plan, PL-207 Rev 1: Proposed Fifth Floor Plan, PL-208 Rev 1: Proposed Roof Floor Plan, PL-215 Rev 1: Proposed North and East Elevations, PL-216 Rev 1: Proposed South and West Elevations, PL-220 Rev 1: Proposed North Elevation, PL-221 Rev 1: Proposed East Elevation, PL-222 Rev 1: Proposed South Elevation, PL-223 Rev 1: Proposed West Elevation, PL-224 Rev 1: Proposed West Elevation (Terraces removed), PL-250 Rev 1: Proposed Section AA, PL-251 Rev 1: Proposed Section BB, PL-252 Rev 0: Proposed Section CC, PL-300 Rev 1: Typical Bay Study North Elevation, PL-301 Rev 0: Typical Bay Study East Elevation.



Revised plans -

Non-Material Amendment Application Draft (Stanton Williams) dated 31 January 2017, PL_202 rev 2, PL_203 rev 1, PL_204 rev 1, PL_205 rev 1, PL_206 rev 2, PL_207 rev 2, PL_208 rev 2, PL_215 rev 2, PL_216 rev 2, PL_220 rev 2, PL_221 rev 2, PL_222 rev 2, PL_223 rev 2, PL_224 rev 2, PL_250 rev 2, PL_251 rev 2, PL_252 rev 1, PL_300 rev 2, PL_301 rev 1.

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: PL-050 0, PL-060 0, PL-061 0, PL-070 0, PL-071 0, PL - 072 0, PL-073 0, PL-100 1, PL-200 0, PL-201 0, PL_202 rev 2, PL_203 rev 1, PL_204 rev 1, PL_205 rev 1, PL_206 rev 2, PL_207 rev 2, PL_208 rev 2 PL_215 rev 2, PL_216 rev 2, PL_220 rev 2, PL_221 rev 2, PL_222 rev 2, PL_223 rev 2, PL_224 rev 2 PL_250 rev 2, PL_251 rev 2, PL_252 rev 1, PL_300 rev 2, PL_301 rev 1.

Documents: Non-Material Amendment Application Draft (Stanton Williams) dated 31 January 2017, Air Quality Assessment; Arboricultural Assessment; Basement Impact Assessment; Construction Management Plan; Daylight and Sunlight Assessment; Design and Access Statement; Ecology Assessment and Biodiversity Plan; Historic Environment Report; Statement of Community Involvement; Transport Assessment; Transport Assessment Addendum; Travel Plan; Planning Addendum; Energy and Sustainability Statement; BREEAM Pre-Assessment; Noise Assessment; Planning Statement.

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 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 10/06/2015 under reference number 2014/6068/P and is bound by all the conditions attached to that permission.
- 2 No new plant is proposed. Under the proposals there would be a rearranging of the louvres on the rear elevation, but none of these would be closer to residential properties and therefore there would be no noise impact from the amendments. The proposed other changes would not materially affect the amenity of neighbouring properties given their minor nature and location away from any

residential properties.

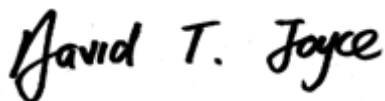
The proposed elevational changes are minor, would not be readily noticeable and do not affect the architectural quality of the scheme. The changes to the roof are also minor in nature and would not materially affect the general appearance of the building.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 10/06/2015 under reference number 2014/6068/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

The submitted objection has been taken into account in the determination of this application.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

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