



GERALDEVE

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26 April 2017

Our ref: LJW/ANE/AKG/J10198A

Your ref: 2016/5141/P / PP-06016114

Dear Sirs

182-184 High Holborn, London, WC1V 7AP
Town and Country Planning Act 1990 (as amended)
Application for Non-Material Amendment

We are instructed by our client, Covent Garden Investment S.A.R.L, to submit a non-material amendment application in relation to planning permission ref: 2016/5141/P at 182-184 High Holborn, WC1V 7AP, dated 22 March 2017.

Background

On 22 March 2017 planning permission ref: 2016/5141/P was approved for the following:

“Remodelling, refurbishment and extension of existing building including formation of private terraces, rooftop plant, new entrances and all other enabling works in connection with the use of the building as offices (Class B1) and retail/office uses (Classes A1/B1) and flexible B1/A1/A3 floorspace.”

Since the receipt of planning permission at the site, design development has led to minor external changes in the scheme. This application seeks to reflect these changes.

The proposals have been subject to pre-application review from the planning officer, who confirmed on 24 April 2017 that they could be dealt with under a Section 96A application.

Proposal

This non-material amendment application seeks to reflect proposed changes to the scheme, which can be summarised as follows:

1. Increased floor to ceiling heights of levels 6, 7 and at the roof plant, with the overall building height retained;
2. Elimination of light well to rear of ground floor;
3. Additional pre-cast louvres along east and north elevations at ground floor;
4. Level 1 top fins reduced;
5. Increase in revolving door height;
6. Reduction of the extent of glass balustrade along Smart's Place elevation;
7. Level 7 glazing system reverted from toggle to cap and additional horizontal transom introduced;

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8. Level 7 northwest corner elevation recessed;
9. Roof plant equipment sits 300mm higher than plant enclosure; and
10. Minor reconfiguration of cycle and refuse storage doors.

1. Height increases

In order to accommodate greater clear ceiling heights, on levels 6, 7 and Roof Plant, the floor to ceiling heights have been increased. Level 6 (FFL) has been increased by 150mm, Level 7 (FFL) by 300mm and the roof plant level by 450mm. 450mm is the total increase of the mass in terms of height. The top roof level will remain as approved.

2. Elimination of light wells

As ground louvers were made redundant according to the latest MEP design, the light wells to the rear of the ground floor have been removed.

3. Additional pre-cast louvers

In order to satisfy services design requirements, additional pre-cast louvers have been introduced along the east and north elevations at ground floor level.

6. Reduction of glass balustrade

For ease of maintenance, the extent of the glass balustrade along the Smart's Place elevation has been reduced.

7. Level 7 glazing system

Due to fire rating restrictions on glass panel sizes, it is proposed to revert the Level 7 glazing system from toggle to cap. Furthermore an additional horizontal transom is proposed to be introduced.

8. Recessed Level 7 northwest corner elevation

To allow space for abseiling and avoid any over sailing above the neighbour's property the northwest corner elevation at Level 7 has been recessed.

Given the sensitivity of the Locally Listed building at 181 High Holborn, the proposals at roof level have been tested in long views from the west. These views have been submitted with this application.

Application Documentation

Accordingly, please find enclosed the following documents in support of this application:


- Application forms and certificates;
- View drawings;
- Proposed drawings, prepared by SPPARC Architecture (See Enclosure 1);
- Proposed drawings with bubbles to highlight the proposed minor external changes, prepared by SPPARC Architecture. These are submitted for reference only;
- Schedule of proposed changes, prepared by SPPARC Architecture; and

- Planning officer email, dated 24 April 2017, confirming non-material amendment.

A cheque for £195 has been sent under separate cover and represents the requisite planning application fee.

Please do not hesitate to contact Alex Neal (020 7333 6301) or Anna Gargan (020 7518 6240) of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



Gerald Eve LLP

Encs.

Enclosure 1 – Proposed Drawings

Drawing Name	Approved Drawing Reference Number	Proposed Drawing Reference Number
Proposed Ground floor Layout	HH-P-20-0G-01-01_P3	HH-P-20-0G-01-01_P4
Proposed Section 02	HH-P-26-MF-01-02_P2	HH-P-26-MF-01-02_P4
Proposed Section 01	HH-P-26-MF-01-01_P2	HH-P-26-MF-01-01_P4
Proposed North Elevation	HH-P-25-MF-01-04_P2	HH-P-25-MF-01-04_P3
Proposed West Elevation	HH-P-25-MF-01-03_P2	HH-P-25-MF-01-03_P3
Proposed East Elevation	HH-P-25-MF-01-02_P2	HH-P-25-MF-01-02_P4
Proposed South Elevation	HH-P-25-MF-01-01_P2	HH-P-25-MF-01-01_P4
Proposed Seventh Floor Layout	HH-P-20-07-01-01_P2	HH-P-20-07-01-01_P3
Proposed Roof Floor Layout	HH-P-20-0R-01-01_P2	HH-P-20-0R-01-01_P3