

Mr. Patrick Reedman
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/3280/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

26 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Herbal House
10 Back Hill
London
EC1R 5LQ

Proposal: Incorporation of double doors to the reception entrances and creating a small recess to the entrance of reception; minor elevational/fenestration changes minor internal changes to the configuration of stairs; double doors to residential properties; provision of additional solar PV panels at roof level; - as an amendment to approved scheme under planning permission reference 2015/6052/P dated 21/12/15 for variation of condition 16 (development in accordance with approved plans) granted under reference 2014/3683/P dated 31/03/15 for change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments (C3); and associated external alterations.

Drawing Nos: Superseded drawings: 863-PL-GA-00 P4, 863-PL-GA-UG P4, 863-PL-GA-05 P4, 863-PL-GA-RF P2, 860-PL-GE-01 P3, 860-PL-GE-02 P3, 863-PL-GS-BB P3.



Drawings for approval: 863-PL-GA-00 P8, 863-PL-GA-UG P6, 863-PL-GA-05 P6, 863-PL-GA-RF P3, 860-PL-GE-01 P6, 860-PL-GE-02 P5, 863-PL-GS-BB P4.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 16 of planning permission granted on 31/03/2015 under reference number 2014/3683/P shall be replaced by the following condition:
REPLACEMENT CONDITION 16
The development hereby permitted shall be carried out in accordance with the following approved plans:
863 S 01 Rev 00; 863-PL-EX-B2 Rev P1; 863-PL-EX-B1 Rev P1; 863-PL-EX-M0 Rev P1; 863-PL-EX-00 Rev P1; 863-PL-EX-01 Rev P1; 863-PL-EX-02 rev P1; 863-PL-EX-03 Rev P1; 863-PL-EX-04 Rev P1; 863-PL-EX-05 Rev P1; 863-PL-ES-AA Rev P1; 863-PL-ES-BB Rev P1; 860-PL-EE-01 Rev P1; 860-PL-EE-02 Rev P1; 863-PL-GA-B2 Rev P1; 863-PL-GA-LG Rev P1; 863-PL-GA-00 Rev P8; 863-PL-GA-UG Rev P6; 863-PL-GA-01 Rev P1; 863-PL-GA-02 Rev P1; 863-PL-GA-03 Rev P1; 863-PL-GA-04 Rev P1; 863-PL-GA-05 Rev P6; 863-PL-GA-06 Rev P2; 863-PL-GA-RF Rev P3; 863-PL-GS-AA Rev P1; 863-PL-GS-BB Rev P4; 863-PL-GS-CC Rev P1; 860-PLGE-01 Rev P6; 860-PL-GE-02 Rev P5; Design and Access Statement, dated 27th May 2014; Construction Method Statement, dated 1st March 2014; Daylight and Sunlight Report, dated 19th May 2014; Energy Performance Analysis, dated October 2014, produced by Waterman Building Services Limited; Heritage, Townscape and Visual Impact Assessment, dated May 2014; Acoustics Planning Report, dated May 2014; Sustainability Statement, dated May 2014; Transport Statement, dated May 2014; Air Quality Assessment, dated March 2014, produced by Waterman Energy, Environment & Design Limited; and Lifetime Homes 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 shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2014/3683/P and is bound by all the conditions and obligations attached to that permission.
- 2 Reason for granting permission:
The changes to fenestration, doors and elevations are considered minor in nature and would not materially affect the appearance of the proposal. The photovoltaic panels would not be visible from the street given their location on the roof. All other modifications at roof level are minor and would not materially affect the appearance

of the building.

The changes to the floor areas of the residential and office elements are minor and do not affect the land use balance.

There would be no amenity impacts from the proposals, given the minor nature of the changes.

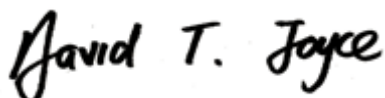
The full impact of the proposed development has already been assessed. In the context of the permitted scheme, it is not considered that the amendment will have any material impact on the approved development, or impact for nearby occupiers.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the draft Camden Local Plan.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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