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Application Ref: **2016/4982/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

12 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**2 Marylebone Road**  
**London**  
**NW1 4DF**

Proposal: Insertion of 1 x new door at fourth floor level to Marylebone Road south elevation and replacement of sedum roof with green roof, to refurbishment and extension of existing offices (Use Class B1) at 2 Marylebone Road and 1-9 Albany Street, including alterations and extensions to the Peto Place elevations, an additional floor/roof extension at fourth floor and internal alterations to all floors as approved under planning permission 2013/5840/P dated 12/02/2015, amended by 2015/4752/P dated 24/12/2015.

Drawing Nos: Superseded: A222 REV 09; A105 Rev 22; A106 REV16.

Proposed: A222 REV 11; A105 Rev 31; A106 REV20.

Additional: 5 Year Maintenance Plan - Biodiverse Living Roof System (Provided by Sky Garden Green Solutions dated 08/05/2017); Cover Letter (Provided by Montagu Evans dated 09/09/2016); Ecology for BREEAM Report (Provided by Eight Associates dated 05/05/2016); European Technical Approval ETA-03/0049 (Roof Waterproofing) (Provided by Deutsches Institut fur Bautechnik dated 16/08/2012); HYDROBROWN Bio-diverse (Brown) Roof Technical Data Sheet Provided by AXTER dated December 2012); HYDROBROWN Biodiverse Brown Roof System NBS Specification (Provided by AXTER



dated 19/04/2017); HYDRODRAIN Technical Data Sheet (Provided by AXTER dated November 2011); Planting Plan - Sedum Plug Plants; Sedum Blanket Technical Data Sheet (Provided by AXTER dated February 2015).

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

For the purposes of this decision, Condition No. 2 of planning permission 2013/5840/P, dated 12/02/2015 shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

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

A001 Rev 01, A002 Rev 04, A011 Rev 08, A221 Rev 13, A222 REV 11, A223 Rev 12, A224 REV 10, A225 REV 11, A226 Rev 04, A250 REV 05, A010-013 REV 05, A020-025 REV 01, A035 Rev 05; A036 Rev 06; A037 Rev 06; A038 Rev 06; A039 Rev 06; A40 Rev 06; A100 Rev 13; A101 Rev 14; A102 Rev 13; A103 Rev 14; A104 Rev 13; A105 Rev 31; A106 REV20; A108 REV 05; A 201-206 REV00; A655 Rev 04; A-656 REV 05.

5 Year Maintenance Plan - Biodiverse Living Roof System (Provided by Sky Garden Green Solutions dated 08/05/2017); Cover Letter (Provided by Montagu Evans dated 09/09/2016); Ecology for BREEAM Report (Provided by Eight Associates dated 05/05/2016); European Technical Approval ETA-03/0049 (Roof Waterproofing) (Provided by Deutsches Institut fur Bautechnik dated 16/08/2012); HYDROBROWN Bio-diverse (Brown) Roof Technical Data Sheet Provided by AXTER dated December 2012); HYDROBROWN Biodiverse Brown Roof System NBS Specification (Provided by AXTER dated 19/04/2017); HYDRODRAIN Technical Data Sheet (Provided by AXTER dated November 2011); Planting Plan - Sedum Plug Plants; Sedum Blanket Technical Data Sheet (Provided by AXTER dated February 2015).

Design and Access Statement (Provided by Kohn Pedersen Fox Associates dated August 2013); Construction Management Plan (Provided by Kohn Pedersen Fox Associates dated August 2013); Daylight and Sunlight Statement (Provided by Kohn Pedersen Fox Associates dated August 2013); Energy and Sustainability Statement (Provided by Kohn Pedersen Fox Associates dated August 2013); Mechanical and Electrical Statement (Provided by Kohn Pedersen Fox Associates dated August 2013); Noise Report (Provided by Kohn Pedersen Fox Associates dated August 2013); Heritage Statement (Provided by Montagu Evans dated August 2013); Planning Statement (Provided by Montagu Evans dated August 2013); Statement of Community Involvement (Provided by Kohn Pedersen Fox Associates dated August 2013); Waste Management Plan (Provided by Which? dated August 2013).

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

Informative(s):

1 Reasons for granting permission.

The changes to the approved scheme are minor in nature and are not considered to materially affect the appearance of the building, nor have any impact upon the amenity of adjoining occupiers. Given the siting and material of the proposed door it would not appear materially different to the approved, furthermore due to the location of the green roof and as there would be no loss of biodiverse roof, no objection is raised to this element of the proposal.

The details are considered to show a high quality roof with a sufficient depth of substrate, number of species, habitat features and management plan to demonstrate sustainability, and promote biodiversity on the site.

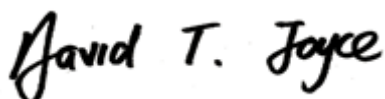
The details are in keeping with the wording of the condition and comply with the Council's standards for promoting sustainable design and construction and the requirements on sustainability as set out in CPG3.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 12/02/2015 under ref 2013/5840/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 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 12/02/2015 under reference number 2013/5840/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

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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