

Anna Gargan
Gerald Eve
72 Welbeck Street
London
W1G 0AY

Application Ref: **2017/2418/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

19 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
182-184 High Holborn
London
WC1V 7AP

Proposal: Minor design changes to scheme granted planning permission on 22/03/2017 (ref 2016/5141/P) for "Remodelling, refurbishment and extension of existing office 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) with retail/office uses (Classes A1/B1) and flexible B1/A1/A3 floorspace at ground level." Namely increase in floor to ceiling heights of levels 6, 7 and roof top plant and minor elevational changes. (Classes A1/B1) and flexible B1/A1/A3 floorspace at ground level.

Drawing Nos:

Superseded drawings: HH-P-20-OG-01-01_P3; HH-P-26-MF-01-02_P2; HH-P-26-MF-01-01_P2; HH-P-25-MF-01-04_P2; HH-P-25-MF-01-03_P2; HH-P-25-MF-01-02_P2; HH-P-25-MF-01-01_P2; HH-P-20-07-01-01_P2; HH-P-20-0R-01-01_P2

Proposed drawings: HH-P-20-OG-01-01_P4; HH-P-26-MF-01-02_P4; HH-P-26-MF-01-01_P4; HH-P-25-MF-01-04_P3; HH-P-25-MF-01-03_P3; HH-P-25-MF-01-02_P4; HH-P-25-MF-01-01_P4; HH-P-20-07-01-01_P3; HH-P-20-0R-01-01_P3



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 2 of planning permission 2016/5141/P 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:

Site Location Plan HH-P-00-OS-01-01 Rev P1; HH-E-00-OS-01-01 Rev p1; HH-E-20-B1-01-01 Rev P1; HH-E-20-OG-01-01 Rev P1; HH-E-20-01-01-01 Rev P1; HH-E-20-02-01-01 Rev P1; HH-E-20-03-01-01 Rev P1; HH-E-20-04-01-01 Rev P1; HH-E-20-05-01-01 Rev P1; HH-E-25-MF-01-11 Rev P1; HH-E-25-MF-01-12 Rev P1; HH-E-25-MF-01-14 Rev P1; HH-E-20-06-01-01 Rev P1; HH-E-20-0R-01-01 Rev P1; HH-E-26-MF-01-01 Rev P1; HH-E-26-MF-01-02 Rev P1; HH-P-20-OG-01-01_P4; HH-P-20-0R-01-01_P3; HH-P-20-01-01-01 Rev P2; HH-P-20-02-01-01 Rev P2; HH-P-20-03-01-01 Rev P2; HH-P-20-04-01-01 Rev P2; HH-P-20-05-01-01 Rev P2; HH-P-20-06-01-01 Rev P2; HH-P-20-07-01-01_P3; HH-P-20-B1-01-01 Rev P2; HH-P-25-MF-01-04_P3; HH-P-25-MF-01-03_P3; HH-P-25-MF-01-02_P4; HH-P-25-MF-01-01_P4; HH-P-26-MF-01-02_P4; HH-P-26-MF-01-01_P4; Design and Access Statement by Spparc Architecture dated 16th September 2016; Updated Visuals by Spparc Architecture dated 11th November 2016; Townscape Views Rev P2 by Spparc Architecture; Planning Statement by Gerald Eve dated 3rd November 2016; Air Quality Report by Sweco Rev 01; Construction Management Plan by Quantem dated 25th August 2016; Heritage and Townscape Appraisal by KM Heritage dated September 2016; Energy and Sustainable Design Statement Rev 03 by Sweco dated 15th September 2016; Daylight and Sunlight Report by Lumina dated August 2016; Acoustic Report by Sandy Brown dated 30th August 2016; Transport Statement Rev B by Curtins dated 21st November 2016; Interim Travel Plan Rev B by Curtins dated 21st November 2016; Off-site Assessment by Colliers International dated 23rd December 2016

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 Reason for granting

The proposal seeks various minor amendments to the approved scheme.

To accommodate greater floor to ceiling heights there is an increase in height at levels 6 (150mm), 7 (300mm) and Roof Plant (450mm). The roof plant equipment would be raised by 300mm higher than plant enclosure, but the top roof level and overall height of the building would remain the same.

On the top floor (Level 7) the glazing system would change from toggle to cap and an additional horizontal transom would be introduced due to fire rating restrictions on glass panel sizes. There would be a reduction of the extent of glass balustrade along Smart's Place elevation for ease of maintenance, and at the north west corner the elevation would be recessed to allow space for abseiling and avoid any over sailing above the neighbouring property.

At ground floor level it is proposed to omit the light wells to rear of ground floor, and introduce additional pre-cast louvers along the east and north elevations to satisfy services design requirements. At the rear there would be a minor reconfiguration of cycle and refuse storage doors, and on the Smarts Place elevation an increase in height of the revolving door.

At Level 1 the top vertical fins would be reduced from no 3 to 2 following facade design development.

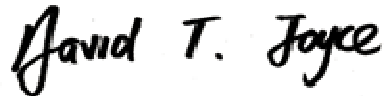
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13.6.16 ref 2015/5894/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance or neighbour 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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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 22/03/2017 (under reference number 2016/5141/P] and is bound by all the conditions and obligations attached to that permission.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.