

Ms Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2017/2729/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

23 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Land between 26 Gordon Square and 15 Gordon Street (including Bloomsbury Theatre)
London
WC1H**

Proposal: Alterations to the internal layout, arrangement of PVs at roof level and elevations to the Erection of part 4, part 5 storey (with two storey basement) Student Centre approved under planning permission 2015/3302/P dated 18/11/15 as amended by 2016/2917/P dated 07/06/16.

Drawing Nos: Superseded Drawings: 689-NHA-PL-007 revP01, 689-NHA-PL-008 revP01, 689-NHA-PL-009 revP01, 689-NHA-PL-010 revP01, 689-NHA-PL-011 revP01, 689-NHA-PL-012 revP01, 689-NHA-PL-013 revP01, 689-NHA-PL-014 revP01, 689-NHA-PL-015 revP01, 689-NHA-PL-111 revP01, 689-NHA-PL-112 revP01, 689-NHA-PL-113 revP01, 689-NHA-PL-114 revP01, 689-NHA-PL-115 revP01, 689-NHA-PL-200 revP01, 689-NHA-PL-201 revP01

Revised Drawings: 689-NHA-PL-007 revP02, 689-NHA-PL-008 revP02, 689-NHA-PL-009 revP02, 689-NHA-PL-010 revP02, 689-NHA-PL-011 revP02, 689-NHA-PL-012 revP02, 689-NHA-PL-013 revP02, 689-NHA-PL-014 revP02, 689-NHA-PL-015 revP02, 689-NHA-PL-111 revP02, 689-NHA-PL-112 revP02, 689-NHA-PL-113 revP02, 689-NHA-PL-114 revP02, 689-NHA-PL-115 revP02, 689-NHA-PL-200 revP02, 689-NHA-PL-201 revP02



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 no.2 of planning permission ref 2015/3302/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 and supporting documents:

Drawings: 689-NHA-PL-001, 689-NHA-PL-002, 689-NHA-PL-003, 689-NHA-PL-004, 689-NHA-PL-007 revP02, 689-NHA-PL-008 revP02, 689-NHA-PL-009 revP02, 689-NHA-PL-010 revP02, 689-NHA-PL-011 revP02, 689-NHA-PL-012 revP02, 689-NHA-PL-013 revP02, 689-NHA-PL-014 revP02, 689-NHA-PL-015 revP02, 689-NHA-PL-016, 689-NHA-PL-101, 689-NHA-PL-102, 689-NHA-PL-103, 689-NHA-PL-104, 689-NHA-PL-111 revP02, 689-NHA-PL-112 revP02, 689-NHA-PL-113 revP02, 689-NHA-PL-114 revP02, 689-NHA-PL-115 revP02, 689-NHA-PL-200 revP02, 689-NHA-PL-201 rev02, 689-NHA-PL-210 and 689-NHA-PL-211.

Supporting Document: Transport Statement dated June 2015 by iceni projects, Basement Impact Assessment dated 11th March 2015 by Curtins, Air Quality Assessment dated 3rd June 2015 by Air Quality Consultants, Energy Strategy dated 01 June 2015 by Expedition and Sustainability Statement dated 01 June 2015 by Expedition.

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 The application is seeking permission for various alterations. These include amendments to the internal layout, the elevations and layout of the PV panels.

In respect of the amendments to the internal layout these are very minor and would not impact on how the building would operate. The alterations to the elevations are considered to be non-material and would not impact on the overall character and appearance of the building, with the building still achieving the high quality design of the parent application. On the roof, it is proposed to rearrange the layout of the PV panels, the same number of PVs would be provided and the same sustainability levels would be achieved. It is considered that proposed amendments would not materially affect the development.

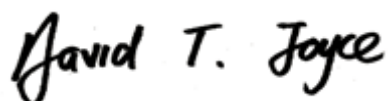
Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full

impact of the proposed development has already been assessed by virtue of the original approval granted on 18/11/15 reference 2015/3302/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

- 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 18/11/15 under reference number 2015/3302/P as amended by 2016/2917/P dated 07/06/16 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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