

Mr Mohan Everett
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/1905/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

6 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**Town Hall Extension
Argyle Street
London
WC1H 8NN**

Proposal: Various amendments including:

- Ground Floor Facade design details;
- Enclosure on Euston Road;
- Entrance Canopy;
- Lift cheek extension;
- Roof cladding recess;
- Reduction in fins to east facade of roof extension; and
- Deletion of Conditions 9 (CHP air inlet locations) & 10 (CHP emissions);

as approved under planning permission 2014/7874/P dated 25/08/2015, amended by planning permission 2015/5321/P dated 21 January 2016.

Drawing Nos: Drawing Nos:

Superseded plans:

1996_X_GA(B2)01_PL Rev P03 - Proposed Sub Basement Plan,



1996_X_GA(B1)01_PL Rev P05 - Proposed Basement Plan, 1996_X_GA(00)01_PL Rev P06 - Proposed Ground Floor Plan, 1996_X_GA(01)01_PL Rev P04 - Proposed First Floor Plan, 1996_X_GA(TY)01_PL Rev P04 - Proposed Typical Floor Plan Levels 2 - 6, 1996_X_GA(07)01_PL Rev P04 - Proposed Seventh Floor Plan, 1996_X_GA(08)01_PL Rev P04 - Proposed Eighth Floor Plan, 1996_X_GA(09)01_PL Rev P04 - Proposed Ninth Floor Plan, 1996_X_GA(10)01_PL Rev P04 - Proposed Tenth Floor Plan, 1996_X_GA(11)01_PL Rev P04 - Proposed Eleventh Floor Plan, 1996_X_GS(AA)01_PL Rev P04 - Proposed Section AA, 1996_X_GS(DD)01_PL Rev P04 - Proposed Section DD, 1996_X_GE(EA)01_PL Rev P04 - Proposed East Elevation, 1996_X_GE(NO)01_PL Rev P04 - Proposed North Elevation, 1996_X_GE(SO)01_PL Rev P04 - Proposed South Elevation, 1996_X_GE(WE)01_PL Rev P04 - Proposed West Elevation.

Revised plans:

Camden Town Hall Annexe NMA (Orms) March 2017, 1996_X_GA(00)02_PL P02, 1996_X_GS(DD)02_PL P02, 1996_X_GS(AA)02_PL P02, 1996_X_GE(WE)02_PL P02, 1996_X_GE(SO)02_PL P02, 1996_X_GE(NO)02_PL P02, 1996_X_GE(EA)02_PL P02, 1996_X_GA(TY)02_PL P02, 1996_X_GA(B2)02_PL P02, 1996_X_GA(B1)02_PL P02, 1996_X_GA(11)02_PL P02, 1996_X_GA(10)02_PL P02, 1996_X_GA(09)02_PL P02, 1996_X_GA(08)02_PL P02, 1996_X_GA(07)02_PL P02, 1996_X_GA(01)02_PL P02.

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 2

Approved drawings

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

Drawing numbers: 1996_X_GA(00)02_PL P02, 1996_X_GS(DD)02_PL P02, 1996_X_GS(AA)02_PL P02, 1996_X_GE(WE)02_PL P02, 1996_X_GE(SO)02_PL P02, 1996_X_GE(NO)02_PL P02, 1996_X_GE(EA)02_PL P02, 1996_X_GA(TY)02_PL P02, 1996_X_GA(B2)02_PL P02, 1996_X_GA(B1)02_PL P02, 1996_X_GA(11)02_PL P02, 1996_X_GA(10)02_PL P02, 1996_X_GA(09)02_PL P02, 1996_X_GA(08)02_PL P02, 1996_X_GA(07)02_PL P02, 1996_X_GA(01)02_PL P02.

Documents: Orms Planning Amendments Drawing Pack, dated September 2015 (excluding details of goods lift overrun), Camden Town Hall Annexe NMA (Orms) March 2017, Design and Access Statement, prepared by Orms (December 2014), Design Update March 2015, Technical Update March 2015 " Planning Statement, prepared by GVA (December 2014), Air Quality Assessment, prepared by Peter Brett Associates, Daylight and Sunlight Report, prepared by GVA Schatunowski Brooks, Noise, Vibration and Ventilation Assessment revision 1, prepared by

Scotch and Partners (12 December 2014), Officer and Hotel Study, prepared by CBRE (October 2014), Statement of Community Involvement, prepared by LCA, Sustainability Statement, prepared by Arup, Transport Assessment, prepared by RGP (December 2014) and TA Addendum March 2015, Hotel Management Plan, prepared by GVA and The Standard (December 2014), Construction Management Plan, prepared by Knight Harwood, Tree Report, prepared by ACD (18 December 2014), Orms Planning Amendments Drawing Pack, dated September 2015 (excluding details of goods lift overrun).

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

Informative(s):

1 Reason for approval:

The proposed changes to the ground floor elevations including the canopy, upper floor elevations, roof cladding and the lift would not materially affect the overall appearance of the scheme or affect the amenity of neighbours. Officers consider that the proposals are a non-material amendment given that they consist of amending materials or design details of the application rather than any significant elevational changes. There would be no material increase in height or bulk. The amendments sought are not considered an amendment that would be of public interest.

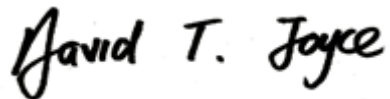
Details have been submitted to demonstrate that conditions 9 & 10 of the consent are no longer material to the consent as no CHP is to be installed. The Council's Sustainability Officer is satisfied that these condition can be removed, given there was a payment secured towards a Decentralised Energy Network as part of the section 106 agreement.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 25/08/2015 under reference number 2014/7874/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development. Given the above, the amendments are considered non-material.

2 You are advised that this decision relates only to the amendment of condition 2 and the removal of conditions 9 and 10 and shall only be read in the context of the substantive permission granted on 25/08/2015 under reference number 2014/7874/P and is bound by all the conditions 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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