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8BA

Application Ref: **2017/4576/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

3 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Basement Car Park  
20 Lamb's Conduit Street  
LONDON  
WC1N 3LE**

Proposal: Variation of conditions 6 (air conditioning) and 9 (cycle parking) of 2016/6472/P (change of use from car park to flexible B1/B8/D1/Gym (D2) use.

Drawing Nos: Cover letter dated 11th August 2017

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 For the purposes of this decision, condition no.6 of planning permission 2016/6472/P dated 25/01/2017 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 6**

Before the development commences (excluding for Class B8 use), full details of a scheme for ventilation and air conditioning, including manufacturers specifications,



noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

For the purposes of this decision, condition no.9 of planning permission 2016/6472/P dated 25/01/2017 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 9

Before the development commences (excluding for Class B8 use), details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

The proposed variation of Condition 6 and 9 to exclude Class B8 from the requirement of the conditions are considered appropriate for the use and the location in this instance. Environmental Health and Transport Officers have considered the application to vary the conditions and find them acceptable in this instance as both the use and the size of the use do not trigger a requirement in this instance. It is considered that the proposed change to the conditions are non-material to the original planning application due to their minor nature relating to one possible approved use.

One objection relating to the proposed change of use of the original planning application was received in relation to the proposed variation. The site's planning history and the consultation response was taken into account when coming to this decision.

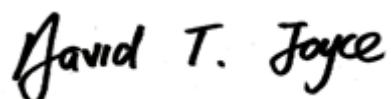
As such, the proposed development is in general accordance with policy CS5, CS7, CS11, of the London Borough of Camden Local Development Framework Core Strategy, policies DP12, DP17 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies as well as policies A1, A4, CC1, TC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 as well as the National Planning Policy Framework 2012.

- 2 You are advised that this decision relates only to the changes highlighted to condition 6 and condition 9 and shall only be read in the context of the substantive

permission granted on 25/01/2017 under reference number 2016/6472/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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