

Our ref: J034286  
Your ref: 2016/5190/P

Planning – Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

17 January 2018

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**NON-MATERIAL AMENDMENT TO PLANNING APPLICATION 2016/5190/P**  
**PLANNING PORTAL REFERENCE: PP-06643236**

On behalf of our client, Mr and Mrs H S Markham and The Hallam Partnership LLP, GL Hearn are pleased to submit a Non-Material Amendment in relation to planning permission ref. 2016/5190/P for a 2-storey rooftop extension to provide 2 x 2 bedroom flats at 110 Charing Cross Road, London, WC2H 0JN.

Planning permission ref. 2016/5190/P was approved on 30<sup>th</sup> June 2017. The description of development is as follows:

*“Erection of 2-storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats”*

This Non-Material Amendment seeks to make some minor alterations to the design of the approved scheme following on-going design development, structural and environmental refinement.

The below table details the revised set of planning drawings:

Permitted Planning Drawings	Revised Planning Drawings
(P)001	
(P)002	
(P)003 Revision C	
(P)004 Revision B	P004-C Proposed Floor Plans
(P)005 Revision B	P005-C North Elevation
(P)006 Revision B	P006-C South Elevation
(P)007 Revision B	P007-C East Elevation
(P)008 Revision B	P008-C West Elevation

The following design amendments are proposed:

Revised Plan No.	Amendments
P004-C	<ul style="list-style-type: none"> <li>6<sup>th</sup> floor entry hall/stairs revised and internal lifts omitted</li> <li>7<sup>th</sup> floor northwest and southwest corner</li> </ul>

	<ul style="list-style-type: none"> <li>glass replaced with brick</li> <li>8<sup>th</sup> floor PV panels adjusted to landscape orientation</li> </ul>
P005-C	<ul style="list-style-type: none"> <li>Windows to be metal frame Crittall style</li> </ul>
P006-C	<ul style="list-style-type: none"> <li>6<sup>th</sup> floor windows aligned to 5<sup>th</sup> floor windows below and new window over stairs for light in and smoke emission in case of fire</li> <li>7<sup>th</sup> floor Kalwall lightweight screens instead of Metal Corten screens</li> <li>Windows to be metal frame Crittall style</li> </ul>
P007-C	<ul style="list-style-type: none"> <li>6<sup>th</sup> floor metal balustrade removed from walk way and Kalwall screen added</li> <li>7<sup>th</sup> floor brie soleil/louvres removed</li> <li>Windows to be metal frame Crittall style</li> </ul>
P008-C	<ul style="list-style-type: none"> <li>7<sup>th</sup> floor northwest and southwest corner glass replaced with brick</li> <li>Windows to be metal frame Crittall style</li> <li>PV panels indicated on roof</li> </ul>

It is recognised that there is no statutory definition of 'non-material' because it is dependent on the context of the overall scheme. However, we consider that the proposed works are non-material for the following reasons:

- The application site area remains as per the original application;
- The application description remains as per the original application;
- There were no objections to the original proposal which would be compromised by the proposed non-material amendment;
- The unit mix, numbers, and building GIA remains as per the extant consent;
- There is a very minor reduction in NIA;
- The amendments do not affect the position of any windows or doors in any elevations facing neighbours and as such, there will be no increase in overlooking;
- The proposals would not result in a greater visual intrusion, loss of light or feeling of enclosure to neighbours;
- Whilst there are proposed changes to the balconies, the proposal would not result in changes to the external details that would materially alter the appearance of the building – the overall appearance and context of the building would remain as approved;

Overall, in the context of the scheme the proposed changes are non-material

Details of the material to be used, including the windows, walls, brick/render, etc., will be provided in separate discharge of condition applications in due course.

We trust the provided information is sufficient to validate the application. Please contact me if there are any queries.

Yours sincerely

A handwritten signature in blue ink that reads "Matt Driscoll". The signature is written in a cursive, flowing style.

**Matthew Driscoll**  
Associate Director - Planning  
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