

Anna Gargan  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/7090/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

22 February 2018

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) and amended on 26/05/2017 (ref 2017/2418/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 realignment of facades at upper floor levels, alteration to entrance and garage doors, reduction in heights of balustrades, and minor internal changes.

Drawing Nos: Superseded drawings: HH-P-20-OG-01-01\_ P2; HH-P-20-OR-01-01\_ P2; HH-P-20-01-01-01\_ P2; HH-P-20-02-01-01\_ P2; HH-P-20-03-01-01\_ P2; HH-P-20-04-01-01\_ P2; HH-P-20-05-01-01\_ P2; HH-P-20-06-01-01\_ P2; HH-P-20-07-01-01\_ P2; HH-P-20-B1-01-01\_ P2; HH-P-25-MF-01-01\_ P2; HH-P-25-MF-01-02\_ P2; HH-P-25-MF-01-03\_ P2; HH-P-25-MF-01-04\_ P2; HH-P-26-MF-01-01\_ P2; HH-P-26-MF-01-02\_ P2; Proposed drawings: HH-P-20-OG-01-01\_ P6; HH-P-20-OR-01-01\_ P5; HH-P-20-01-01-01\_ P4; HH-P-20-02-01-01\_ P4; HH-P-20-03-01-01\_ P4; HH-P-20-04-01-01\_ P4; HH-P-20-05-01-01\_ P4; HH-P-20-06-01-01\_ P4; HH-P-20-07-01-01\_ P5; HH-P-20-B1-01-01\_ P5; HH-P-25-MF-01-01\_ P6; HH-P-25-MF-01-02\_ P6; HH-P-25-MF-01-03\_ P5; HH-P-25-MF-01-04\_ P5; HH-P-26-MF-01-01\_ P6; HH-P-26-MF-01-02\_ P6; Explanatory Notes by Morgan Capital; SPPARC NMA Drawings



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

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\_P6; HH-P-20-0R-01-01\_P5; HH-P-20-01-01-01 Rev P4; HH-P-20-02-01-01 Rev P4; HH-P-20-03-01-01 Rev P4; HH-P-20-04-01-01 Rev P4; HH-P-20-05-01-01 Rev P4; HH-P-20-06-01-01 Rev P4; HH-P-20-07-01-01\_P5; HH-P-20-B1-01-01 Rev P5; HH-P-25-MF-01-04\_P5; HH-P-25-MF-01-03\_P5; HH-P-25-MF-01-02\_P6; HH-P-25-MF-01-01\_P6; HH-P-26-MF-01-02\_P6; HH-P-26-MF-01-01\_P6; 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

### Informative(s):

#### 1 Reasons for granting amendment:

The amendments relate to realignment of the facades and include an extension of the curtain wall at level 1 & depth reduction of fins, and a realignment of the façade at levels 2 to 7, all to the north and east elevations. The amendments would improve maintenance, and by reducing the angles of indentation from 8 and 5 degrees to 4.5 and 2 degrees to mitigate cold-bridging, reduce rainwater capture, and simplify construction.

Other minor amendments include increasing the height of the balustrading and

minor adjustments to the terraces on the north and south elevations, swapping the ground floor door and revolver over on Smarts Place.

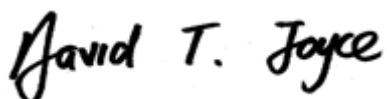
Changes to the west elevation have been omitted from the scheme following officers concerns.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/03/2017 (ref 2016/5141/P) and amended on 26/05/2017 (ref 2017/2418/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.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form 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.

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



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](http://www.camden.gov.uk/planning).