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Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
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WC1H 8EQ

6 March 2018

Dear Sir/Madam

RE: APPLICATION BY ZELLTEC CONSTRUCTION FOR NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION (TOWN AND COUNTRY PLANNING ACT 1990) TO PLANNING PERMISSION 2014/1157/P FOR THE ERECTION OF TWO MANSARD ROOF EXTENSIONS FACING SHELTON STREET AND DRURY LANE TO PROVIDE ADDITIONAL CLASS B1 OFFICE FLOOR SPACE AT 77 SHELTON STREET AND 24/25 DRURY LANE, WC2B 5RH

I act on behalf of Zelltec Construction who are currently undertaking the construction of the above development at 77 Shelton Street and 24/25 Drury Lane. Planning permission was secured for development at the above site for the '*erection of two mansard roof extensions facing Shelton Street and Drury Lane to provide additional Class A1 office floor space*' (Planning permission 2014/1157/P approved on 3 June 2014). Variation of condition 3 relating to the approved plans was approved on 11 May 2017 which granted permission to allow for the addition of windows at the second floor of the Drury Lane elevation (Planning permission 2017/1053/P). A Non Material Amendment was then approved for the relocation of the door on the new office building on the Drury Lane side of the roof from a position on the far left of the elevation to a central location, roof Light changes and minor material changes, under application reference 2017/5820/P, dated 7 November 2017.

The development of the roof extensions started on 30 May 2017 and work is currently ongoing and nearing completion. It has become apparent that the mansard roof on the Shelton Street short elevation has been construction at a slightly different angle than originally shown on the planning drawings. In order to regularise this position this Non Material Amendment application has been submitted.

Accordingly, the following plans are submitted via the Planning Portal (reference PP-06793731) along with the relevant application form which forms a Non-Material Amendment to the above permission, namely:-

1. Elevations as Proposed ref: 4760/P6 dated February 2018 (superseding Elevations as Proposed 4760/P5 dated October 2017 approved under 2017/5820/P (showing all approved elevations and attached for information only) and the detailed elevation shown on Shelton Street Flank

Elevation as Proposed shown on 4760/P3 also approved under 2017/5820/P (attached for information only)) and

2. Photographs of the Shelton Street short elevation mansard roof – for information only - see below for commentary.

Payment of £234 to cover the planning application fee will be arranged upon submission of this application.

The non-material amendment relates solely to the angle of the mansard roof on the Shelton Street short elevation with its angle changing from approximately 75 degrees to 85 degrees. This is shown on the submitted drawing and attached photographs, albeit is very difficult to see the change in angle as the Shelton Street elevation has limited visibility due to the proximity and height of the surrounding buildings.

The proposed Non-Material Amendment does not adversely affect any of the benefits of the existing permission. Furthermore, the proposed changes are not considered to materially affect the outlook or appearance of the front, side, rear or top of the building. Accordingly, it is considered that proposed changes to the permitted scheme are entirely non-material and it therefore is respectfully requested that the attached Non-Material Amendment to planning permission (LPA Ref: 2014/1157/P) granted 3 June 2014 be allowed.

I look forward to discussing the application in due course but if you have any queries please do not hesitate to contact me on [REDACTED]

Yours faithfully

[REDACTED]

Jacqueline Ford

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