

15th March 2018

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Dear Sir,

**45 BEDFORD ROW, THE HIGH HOLBORN ESTATE, LONDON WC1R
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

We act on behalf of our client, SRG Holborn Limited (the “Applicant”) in relation to the above site. Further to our recent discussions, please find enclosed a Section 96a application relating to amendments to 45 Bedford Row submitted pursuant to planning permission ref: 2016/7038/P.

An application under Section 96a of the Town and Country Planning Act 1990 is being made to seek LB Camden’s confirmation that the proposed amendments to planning permission ref: 2016/7038/P are non-material.

The following information has been submitted as part of this application:

- Application form, duly signed and dated;
- Drawing 975_45BR-GE-01 NMA Rev NMA-3

The application has been submitted to the London Borough of Camden online via the Planning Portal. The application fee of £234 will be paid once confirmation of the application reference number has been provided.

The proposal seeks to make the following amendments:

- Change the 2 x double doors to the retail units located along Hand Court to 2 x single doors with fixed glass panels; and
- Replace the existing ground floor windows along Hand Court and Bedford Row frontages with full height window panels.

These changes have developed through detailed discussions with potential tenants. The newly proposed doors will meet the required DDA standards and can be accessed by wheelchair users.

This application seeks to supersede one of the consented drawings listed within Condition 3 of the decision notice. The consented and proposed drawings are listed below for ease of reference.



Consented Drawings (2016/7038/P)	Proposed Drawings under Section 96a
975_45BR-SP-01 Rev. A	No change
975_45RH_EX_00	No change
975_45RH_EX_01	No change
975_45RH_EX_02	No change
975_45RH_EX_03	No change
975_45RH_EX_04	No change
975_45RH_EX_05	No change
975_45RH_EX_LG	No change
975_45RH_EX_RF	No change
975_EE_02 Rev. PL1	No change
975_45BR_GA_00 Rev. PL1	No change
975_45BR_GA_01 Rev. PL1	No change
975_45BR_GA_02 Rev. PL1	No change
975_45BR_GA_03 Rev. PL1	No change
975_45BR_GA_04 Rev. PL1	No change
975_45BR_GA_05 Rev. PL1	No change
975_45BR_GA_LG Rev. PL1	No change
975_45BR_GA_RF Rev. PL1	No change
975_GE_02	975_45BR-GE-01 NMA Rev NMA-3

We trust this meets the Council's requirements and that the application can be registered and determined within the quickest possible timeframe. Should you require any further information, please contact either Dean Jordan or Jonathan Marginson of this office.

Yours sincerely,

DP9 Ltd

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