

James Smith
DWD
6 New Bridge Street
EC4V 6AB

Application Ref: **2018/2267/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

8 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
114-118
Southampton Row
WC1B 5AA

Proposal: Reconfiguration of ground floor level to increase retail floorspace (A1) and relocate cycle parking as an amendment to planning permission ref. 2017/0812/P (dated 27/04/2017) for Erection of fifth floor extension to provide new office (Class B1a) floorspace; erection of rear ground floor infill extension and external stairwell to rear; conversion of basement car park to a wellness facility (Sui Generis) and associated installation of plant enclosure to the rear at second floor level; conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor; retention and refurbishment of offices (Class B1a) at first, second, third and fourth floors

Drawing Nos:
Superseded drawings: 568-1-002 (dated 27/01/17)

Replacement drawings: 568-1-002 (Rev P3); 568-0-000; Cover Letter prepared by DWD
(dated 10 May 2018)

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 no's. 2 and 10 of planning permission 2017/0812/P granted on 27 April 2017, shall be replaced with the following



conditions:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

568-0-001; 568-0-002; 568-0-003; 568-0-004; 568-0-005; 568-0-006; 568-0007; 568-0-008; 568-0-010; 568-0-011; 568-0-012; 568-0-013; 568-1-001 (dated 27/01/17); 568-1-003 (dated 27/01/17); 568-1-002 (Rev P3); 568-0-000; 568-1-004 (dated 27/01/17); 568-1-005 (dated 27/01/17); 568-1-006 (dated 27/01/17); 568-1-007 (dated 27/01/17); 5681-008(dated 27/01/17); 568-1-010 (dated 27/01/17); 568-1-011 (dated 27/01/17); 568-1012 (dated 27/01/17); 568-1-013 (dated 27/01/17); 568-0-014 (dated 27/01/17); 568-1-015 (dated 27/01/17); Design, Access and Heritage Statement by David Morley Architects (dated January 2017); Acoustic Assessment by Sandy Brown (dated 21/03/2014); Ventilation Strategy Report by MTT Limited (dated 21/03/2014); Planning Statement by Dalton Warner Davis LLP (dated February 2017); Daylight, Sunlight and Overlooking; Cover Letter prepared by DWD (dated 10 May 2018)

REPLACEMENT CONDITION 10

The cycle storage area including 3 cycle spaces for the proposed office extension (as shown on drawing number 568-1-002 (Rev P3)) shall be permanently retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

Informative(s):

- 1 To enable an increase in retail floorspace by approx 10sqm, it is proposed to relocate the approved cycle store to an area previously designated for bin storage. It is accepted that adequate bin storage would remain for the A1/ A2/ B1 uses in the building. The cycle storage would reduce from 12 spaces to 3 spaces; however, this remains compliant with London Plan and Camden targets, which require 3 for the proposed B1 floorspace and no spaces for A1/A2 or Sui Generis use. The proposed cycle storage would comprise a 'Hardcastle' stand in an enclosed area that can accommodate 2 cycles and 1 Sheffield stand in the courtyard underneath the stairs. Whilst a Hardcastle stand is not a preferred style of storage as both wheel and frame cannot be secured, it is considered acceptable in this instance as it would be located in a secured area. The Council's transport officer has reviewed the proposed changes and finds them acceptable.

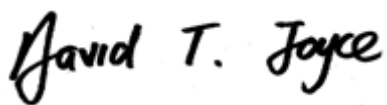
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 27/04/2017 under ref. 2017/0812/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and 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 reconfiguration of the retail floorspace and cycle store at ground floor level only and shall only be read in the context of the substantive permission granted on 27/04/2017 under reference number 2017/0812/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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