

Ms Jill Swift
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Application Ref: **2017/5345/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

29 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Coram
41 Brunswick Square
London
WC1N 1AU**

Proposal: Alterations to fenestration, entrances and external escape stair as an amendment to planning permission granted on 16/01/2014 (ref. 2013/5607/P), as later revised by a Minor Material Amendment on 15/03/2016 (ref. 2015/5526/P), for erection of 3 storey building to provide flexible office (Class B1) and non-residential (Class D1) floorspace, following demolition of the Old Mortuary and Old Swimming Pool buildings

Drawing Nos:

Superseded drawings: 0903E_530 Rev A; 0903E_531 Rev B; 0903E_532 Rev A;
0903E_533 Rev A

Approved drawings: 1502_530 Rev B; 1502_531 Rev B; 1502_532 Rev B; 1502_533
Rev B

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.18 of planning permission
2013/5607/P shall be replaced with the following condition:



Replacement condition 18:

The development hereby permitted shall be carried out in accordance with the following approved plans: 0903E_000; 001; 002; 010; 11; 030; 031; 032; 033; 40; 41; 42; 43; 534A; 22307/D01; 12493/AO/01; 12493/AO/02; 12493/AO/03; 12493/AO/04; 1502 - 101A, 110C, 111B, 112B, 113B, 120B, 1502_530 Rev B; 1502_531 Rev B; 1502_532 Rev B; 1502_533 Rev B, 312A, 313A, SK120, SK121, SK122; Design and Access Statement by Philip Meadowcroft Architects dated 02/09/2013; Acoustic Report by Gillieron Scott dated August 2013; Arboricultural Report by Skerratt dated 23/08/2013; Boundary Wall Condition Statement by the Morton Partnership dated March 2010; Boundary Wall Method Statement by the Morton Partnership dated March 2010; BREAM Pre-Assessment by NRG Consulting dated August 2013; Energy Report by A & G Partnership dated August 2013; Heritage Statement by Beacon Planning dated October 2013; Planning Statement by Gerald Eve dated July 2010; transport Assessment by Steer Davies Gleave dated July 2010; Interim Travel Plan by Steer Davies Gleave dated July 2010; Daylight/Sunlight Report by Drivers Jonas Deloitte dated 27/07/2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The amendment relates to a 3 storey building on the Coram Campus.

The design of the building was previously amended by way of a minor material amendment (2015/5526/P) to reduce the height and footprint of the building along with minor elevational changes including a new staircase to the south west elevation. The design was further amended by way of additional internal and elevational changes.

The proposed amendment would retain the external staircase but remove its lightweight roof and reinstate a second pair of windows to the south west elevation. One door would be inserted into a window and two more doors would replace a window, all at ground floor level on the north west elevation whilst a door at ground floor level on the north east elevation would be removed. The south east elevation would retain the horizontal emphasis introduced by the previous minor material amendment, but the doors at ground floor level would be framed by solid panels.

The overall height and footprint of the building would be unchanged from the previous minor material amendment, and the principal facing materials would continue to match the other new buildings on the site.

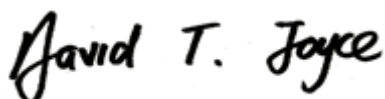
The proposed amendments taken as a whole would not significantly alter the appearance of the building or harm the character or appearance of the conservation area. The new building is within a campus and well away from neighbouring residential uses so would not have any impact on residential amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 16/01/2014 under ref: 2013/5607/P (and later minor material amendment dated 15/03/2016 ref. 2015/5526/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 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 changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 16/01/2014 under ref: 2013/5607/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

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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