

Mr Luke Emmerton
DP 9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2018/3803/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

24 August 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
262-267 High Holborn
London
WC1V 7EE

Proposal: Amendment to stone band located at 7th/8th floor level of planning permission granted under reference 2013/3983/P dated 11/04/2014 (Construction of a roof extension and 8 storey rear extension following demolition of existing 7 storey rear block and top floor, change of use of part of the ground floor from retail (class A1) to office use (class B1), basement and first floor of the existing public house (class A4) to office use (class B1), and basement and ground floor of existing public house (class A4) to flexible shop/restaurant/bar (class A1/A3/A4) all with associated alterations to new shopfronts; replacement windows and roof top plant).

Drawing Nos:

Superseded: 4728_20_202 rev B; 4728_20_220 rev B; 4728_20_221;

Proposed: 5578_02_220 Rev C; 5578_02_221 Rev D

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.4 of planning permission 2013/3983/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 [4728_00_001 rev B; 4728_00_101; 4728_00_111; 4728_20_098; 4728_20_099; 4728_20_100; 4728_20_101; 4728_20_102; 4728_20_103; 4728_20_104; 4728_20_105; 4728_20_106; 4728_20_107; 4728_20_108; 4728_20_109; 4728_20_120; 4728_20_121; 4728_20_122; 4728_20_123; 4728_20_130; 4728_20_131; 4728_20_198 rev D; 4728_20_199 rev D; 4728_20_200 rev E; 4728_20_201 rev B; 4728_20_203 rev B; 4728_20_204 rev B; 4728_20_205 rev B; 4728_20_206 rev B; 4728_20_207 rev B; 4728_20_208 rev B; 4728_20_209 rev B; 5578_02_220 Rev C; 5578_02_221 Rev D; 4728_20_222; 4728_20_223; 4728_20_230; 4728_20_231; 4728_21_201; 4728_21_202; 4728_21_203; 4728_21_204; 4728_71_100 rev B; 4728_71_101; Design & Access Statement (including Appendix A); Appendix B - Planning Statement (incl. consultations) Rev A - Prepared by DP9; Appendix C - Mixed-use / Residential Statement - Prepared by DP9 & Farebrother; Appendix D - Noise Impact Assessment - Prepared by Sharps Redmore & Meinhardt; Appendix E - Sustainability & Energy Statement - Prepared by FES & Meinhardt; Appendix F - BREEAM Pre-assessment Report - Prepared by FES & Meinhardt; Appendix G - Transport Statement (incl. Waste Management) - Prepared By TPP; Appendix H - Construction Management Plan - Prepared by RPM; Appendix J - Heritage Impact Assessment - Prepared By Purcell; Appendix K - Historic Environment Assessment - Prepared By MoLA; Appendix L - Daylight & Sunlight Assessment - Prepared by Gordon Ingram Associates.

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

Informative(s):

1 Reason for granting approval-

The proposal would retain the stone band located at 7th/8th floor level but reduce the depth of its projection.

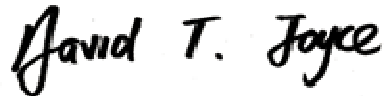
The proposed amendments would not have a harmful impact on the character and appearance of the host building, street-scene or the surrounding conservation area and would not result in a loss of amenity to neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/04/2014 under permission ref 2013/3983/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 its appearance and impact on neighbouring amenity. 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 11/04/2014 ref 2013/3983/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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