

Iain Buzza
Savills
33 Margaret Street
LONDON
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Application Ref: **2018/3859/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

30 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Town Hall Extension
Argyle Street
London
WC1H 8NN

Proposal: Non-material amendment (varying condition 2 - plan numbers) to facilitate minor scar wall design changes, installation of garden canopy and installation of refuse store bin granted under reference 2014/7874/P dated 25/08/15, amended by planning permission 2015/5321/P dated 21 January 2016, amended by 2017/1905/P dated 06/07/2017 for the change of use from Council offices (Sui-generis) to hotel (Class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to facade.

Drawing Nos:
Superseded plans:

1996_X_GA(00)02_PL P02, 1996_X_GA(01)02_PL P02.

Revised plans:

1996_X_GA(00)02_PL P03, 1996_X_GA(01)02_PL P03, 1996_X_EW(00)202_XX 1,
1996_X_EW(00)200_XX 1, 1996_X_EW(00)201_XX 1, 1996_X_CL(1-7)03_XX 01,
1996_X_CL(1-7)11_XX 01, 1996_X_CL(1-7)12_XX 01, 1996_X_CL(1-7)13_XX 01,
1996_X_CL(1-7)14_XX 01, 1996_X_CL(1-7)15_XX 01.



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.2 of planning permission 2014/7874/P, amended by planning permission 2015/5321/P dated 21 January 2016, amended by 2017/1905/P dated 06/07/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Approved drawings

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

Drawing numbers:

1996_X_GA(00)02_PL P03, 1996_X_GS(DD)02_PL P02, 1996_X_GS(AA)02_PL P02, 1996_X_GE(WE)02_PL P02, 1996_X_GE(SO)02_PL P02, 1996_X_GE(NO)02_PL P02, 1996_X_GE(EA)02_PL P02, 1996_X_GA(TY)02_PL P02, 1996_X_GA(B2)02_PL P02, 1996_X_GA(B1)02_PL P02, 1996_X_GA(11)02_PL P02, 1996_X_GA(10)02_PL P02, 1996_X_GA(09)02_PL P02, 1996_X_GA(08)02_PL P02, 1996_X_GA(07)02_PL P02, 1996_X_GA(01)02_PL P03, 1996_X_EW(00)202_XX 1, 1996_X_EW(00)200_XX 1, 1996_X_EW(00)201_XX 1, 1996_X_CL(1-7)03_XX 01, 1996_X_CL(1-7)11_XX 01, 1996_X_CL(1-7)12_XX 01, 1996_X_CL(1-7)13_XX 01, 1996_X_CL(1-7)14_XX 01, 1996_X_CL(1-7)15_XX 01..

Documents: Camden Town Hall Annexe NMA (Orms) March 2017, Design and Access Statement, prepared by Orms (December 2014), Design Update March 2015, Technical Update March 2015 " Planning Statement, prepared by GVA (December 2014), Air Quality Assessment, prepared by Peter Brett Associates, Daylight and Sunlight Report, prepared by GVA Schatunowski Brooks, Noise, Vibration and Ventilation Assessment revision 1, prepared by Scotch and Partners (12 December 2014), Officer and Hotel Study, prepared by CBRE (October 2014), Statement of Community Involvement, prepared by LCA, Sustainability Statement, prepared by Arup, Transport Assessment, prepared by RGP (December 2014) and TA Addendum March 2015, Hotel Management Plan, prepared by GVA and The Standard (December 2014), Construction Management Plan, prepared by Knight Harwood, Tree Report, prepared by ACD (18 December 2014), Orms Planning Amendments Drawing Pack, dated September 2015 (excluding details of goods lift overrun).

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

Informative(s):

- 1 Reason for approval:

A rendered board cladding system is proposed to cover the scar wall, where the staircore was removed. This treatment would fit in with the existing façade. Officers note that artwork is proposed as a permanent solution for this scar wall and the existing proposal is a temporary solution.

The canopy would be located to the rear of the building, in the garden. Given the design and scale of the canopy it is considered acceptable for the building and the context.

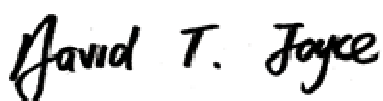
The bin stores would be located on the Argyle Street side of the building, against the end of the Georgian terrace. The bin store has been well-designed and would be constructed out of timber, with metal gates. It is considered discreet and would respect the character of the conservation area.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 25/08/2015 under reference number 2014/7874/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development. The amendments sought are not considered an amendment that would be of public interest. Given the above, the amendments are considered non-material.

- 2 You are advised that this decision relates only to the amendment of condition 2 and shall only be read in the context of the substantive permission granted on 25/08/2015 under reference number 2014/7874/P amended by planning permission 2015/5321/P dated 21 January 2016, amended by 2017/1905/P dated 06/07/2017 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



David Joyce
Director of Regeneration and Planning

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