

Mrs Faye Wright
Forward Planning and Development
Ltd
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29 Banbury Road
Chacombe
Banbury
OX17 2JN

Application Ref: **2018/4448/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

9 November 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
150 Holborn
London
EC1N 2NS

Proposal: Amendment to Condition 39 (detailed design and method statements for foundations, basement and ground floor structures) of planning permission 2016/2094/P dated 25th June 2018 (redevelopment of the site for redevelopment for mixed use development of commercial, residential and retail floorspace and associated works (summary), namely to alter the wording of the condition to allow the details to be submitted prior to commencement of construction works rather than prior to commencement of demolition works.

Drawing Nos: A-01-01 rev A; A-02-00 rev A; Covering letter prepared by Forward Planning and Development dated 06/09/2018;

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. 39 of planning permission 2016/2094/P shall be replaced with the following condition:

REPLACEMENT CONDITION 39



Works of construction shall not commence until detailed design and method statements (in consultation with London Underground for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- (i) provide details on all structures
- (ii) accommodate the location of the existing London Underground structures and tunnels
- (iii) accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Informative(s):

1 Reason for granting permission-

The applicant is seeking to defer the submission of detailed design and method statements for all foundations, basement and ground floor structures, or for any other structures below ground level to allow the demolition of the existing building to commence on site.

The proposed wording would change the trigger for submission to "Works of construction shall not be commenced until detailed design...". This would allow demolition works to take place while the relevant plans are drafted and submitted to London Underground for agreement. The foundation works including piling would not take place until after demolition works have been completed therefore the change to the trigger requiring the submission of details would have no material impact on the planning purpose of the condition or the outcome of the development. The amended wording would pass the 6 tests set out in the NPPF.

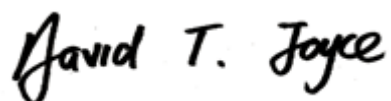
The proposed change is therefore considered to be a non-material change to the host permission.

2 You are advised that this decision relates only to the development trigger point by which details of all the foundations, basement and ground floor structure, or for any other structures below ground level, including piling is required as set out in the description and in the covering letter that accompanied the application and shall only be read in the context of the substantive permission granted on 25th June

2018 under reference number 2016/2094/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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