

Mr Anthony Brogan
Montagu Evans
5 Bolton Street
London W1J 8BA

Application Ref: **2018/4238/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

20 December 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
15-17 Tavistock Place
London WC1H 9SH

Proposal: Removal of modern structure within and abutting listed boundary wall on northern boundary adjoining Cartwright Gardens, installation of retaining steel beams and associated planters and services conduit, as minor amendments to planning permission ref 2017/5914/P dated 27/06/2018 for (Variation of condition 2 of planning permission ref 2015/3406/P dated 27/01/2017 for Demolition of existing shed buildings and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility with basement accommodation on 2 floors and associated plant on roof).

Drawing Nos: PL(00)03A, TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101; Permanent Works to Listed Wall Schedule; letter dated 22.8.18 from Montagu Evans

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 2017/5914/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-

PL(00) 01B, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15A, 16A, 17A, 18A, 19E, 21A, 22E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 39, 40A, 41A, 42D, 43D, 44.

Design and Access Statement; Planning Statement; Statement of Community Involvement; Daylight and Sunlight Report; Acoustic Report; Archaeological Report; Transport Statement; Townscape, Heritage and Visual Impact Study including verified views; Waste Management Statement; Sustainability and Energy Statement; Preliminary Bat Assessment; Construction Management Plan and Construction Traffic Management Plan.

Cover letter by Montagu Evans dated 17.9.17; Air Quality Assessment by Peter Brett dated October 2017; Air Quality Dust Risk Assessment addendum by Peter Brett dated 20.6.18; Construction Management Plan by Wilde version 2 dated October 2017; Energy Statement by BDP rev 02 dated 17.4.18 plus Appendix; Sustainability Statement by BDP rev 02 dated 7.3.18; updated extended phase 1 habitat survey by LWT dated October 2017; Historic Environment Assessment addendum by MOLA dated 20.10.17; Noise Statement by BDP dated 29.9.17; Sustainable Urban Drainage by Wilde dated September 2017; Daylight and Sunlight report by GVA dated October 2017; Transport Statement by Wilde version 3 dated March 2018; Travel Plan by Wilde dated October 2017; Basement Impact Assessment by GEA dated September 2017; S73 Addendum to Design and Access Statement by BMJ architects dated October 2017; Drainage management and maintenance plan dated 28.11.17 by Wilde; drainage plan D.02 rev SCH1; WSI by MOLA dated 3.1.18; (TP2-BDP-XX) -B01-DR-M-501401, -L04-DR-M-501401, -XXX-DR-M-567901; schedules TP2-BDP-XX-XXX-SH-M-560001, 570001; note on movement monitoring during basement construction by Kier rev A dated 22.6.18; letter on groundwater monitoring from GEA dated 30.4.18; Waste Strategy Statement by BMJ rev P03 dated 2.5.18.

TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101; Permanent Works to Listed Wall Schedule; letter dated 22.8.18 from Montagu Evans.

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

Informative(s):

1 Reason for granting approval-

The works involve underpinning of listed boundary wall, installation of steel posts bolted to listed boundary wall, installation of planters and services conduit at high level using steel posts, and demolition of connecting concrete soffit between existing shed and the listed wall. The proposals are very minor works necessary to facilitate the approved scheme by stabilising the listed boundary wall and creating ledges for the installation of approved planters and services conduit. They will not make any material difference to the appearance, form or layout of the new host building. They will not harm the character of the listed wall itself or the setting of the adjoining crescent of listed hotel buildings behind. They will not be visible to the public realm or affect any neighbour amenity.

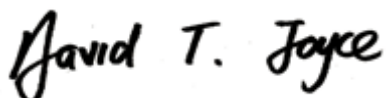
The full impact of the scheme has already been assessed by virtue of the previous

approval ref 2017/5914/P dated 27/06/18. 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2017/5914/P dated 27/06/18 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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