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**GRAY'S INN CHAMBER, GRAYS INN, 19-21 HIGH HOLBORN, LONDON, WC1R 5JA
APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLANNING PERMISISON REFERENCE
2016/6785/P AND APPLICATION FOR NEW LISTED BUILDING CONSENT**

Please find enclosed a Section 96A application (under the Town and Country Planning Act 1990) and seeking non-material amendments to the above Planning Permission and an new Listed Building Consent. The applications are submitted on behalf of our client, The Honourable Society of Gray's Inn.

1. The Site

The application site measures approximately 0.12 hectares (ha) and includes numbers 19 and 21 High Holborn. The site currently comprises a retail unit (Use Class A1), offices (Use Class B1) and ancillary residential accommodation (Use Class C3) in two singular, four and seven storey (and basement) buildings which both front High Holborn. It also comprises a service yard which leads to an exit on Gray's Inn Road.

The building located at number 21 High Holborn comprises a Grade II listed building (known as the Gray's Inn Gatehouse). The site is located partially within the Bloomsbury Conservation Area.

The application only relates to the property at 19 High Holborn.

2. Overview of the Proposals

Following a detailed design review it is our clients' intention to modify the scheme to improve buildability and to ensure the overall development is therefore of high quality.

Our proposal seeks approval for:

"Non-material amendments to 19 High Holborn following grant of Planning Permission (reference 2016/6785/P) and Listed Building Consent relating to the rear service road and keystone addition to the northern elevation".

No changes are proposed to 21 High Holborn, which is the listed building. The changes sought are only to 19 High Holborn and the rear service route. The parapet levels, heights and the overall bulk and massing of the building is not proposed to be changed. The amendments are minor in nature and are fully set out within the enclosed Design Statement prepared by MICA Architects.

We consider that the changes are non-material in nature and will provide a betterment to the scheme. The applicant is committed to ensuring that the proposed development is of a high quality and will not adversely affect the adjoining buildings or the special characteristics of the Bloomsbury Conservation Area.

The relevant planning history for the site comprises:



- 2016/6785/P approved 3 August 2017 for: Refurbishment, extension and part change of use of existing building to provide a mixture of uses including retail, office and ancillary uses, involving roof, rear and basement extensions comprising 621sqm (GEA) of additional floorspace and associated plant. Two existing residential units to be provided at 12 Gray's Inn Square as part of a land use swap.
- 2016/6787/L approve 4 August 2017 for: Restoration and upgrade of façade including replacement windows, installation of new roof materials, thermal improvement to façade and installation of plant at roof level including 1.8m high screen

Following which, the applicant sought approval for:

- 2018/3092/P approved 20 August 2018 for: Non-Material Amendment to facilitate minor adjustments to rear ground floor for operability granted under reference 2016/6785/P dated 03/08/17.
- 2018/3089/L approved 7 September 2018 for: new drawing numbers relating to NMA application 2018/3092/P affecting no. 21 High Holborn; replacing 2016/6787/L with no changes to LB. Drawing Nos: Site Plan (ref. 19010 Rev PL2); Proposed North Elevations (ref. 19223 Rev PL2); Proposed West Elevations (ref. 19222 Rev PL2); Proposed GA Floor Plan: Basement, Ground Floor and Mezzanine (ref. 19200 Rev PL2); Proposed Long Section AA (ref. 19210 Rev PL2); Proposed Section AA (ref. 19211 Rev PL2); Proposed Section CC (ref. 19213 Rev PL2); Proposed Rear Ground Floor: No.19: Proposed Non-Material Amendments (ref. 19300 Rev PL2) Design Note in support of NMA (24 June 2018, MICA).

This application seeks to amend the original planning permission reference 2016/6785/P and apply for new Listed Building Consent.

3. Application Submission

Although the proposed changes do not affect the listed building at 21 High Holborn we consider that it is necessary to seek a new Listed Building Consent as well as the Planning Permission because the listed building was included in the original red line boundary. In addition, the decision notice for the approved Listed Building Consent (LPA Reference 2018/3089/L) also refers to the approved drawings relating to 19 High Holborn which require amending.

The enclosed submission has been submitted through the Planning Portal (ref: PP-07738015 and PP-07738244) and comprises the following information prepared by MICA Architects:

- Design Statement prepared by MICA Architects;
- Drawing No. 606-19010 Rev PL3 (Proposed Site Plan);
- Drawing No. 606-19200 Rev PL3 (Proposed GA Floor Plan: Basement Ground Floor and Mezzanine); and
- Drawing No. 606-19223 Rev PL3 (Proposed North Elevation).

Details the approved drawings and the proposed drawings to be substituted are set out in the table below.

Approved Drawings (2016/6785/P)	Approved NMA Drawings (2018/3092/P)	Proposed Drawings
19000 PL1	19010 Rev PL2	As approved via NMA
19001 PL1	As approved	As approved
19010 PL1	As approved	606-19010 Rev PL3
19100 PL1	As approved	As approved
19101 PL1	As approved	As approved
19102 PL1	As approved	As approved
19103 PL1	As approved	As approved
19104 PL1	As approved	As approved
19110 PL1	As approved	As approved
19120 PL1	As approved	As approved

19121 PL1	As approved	As approved
19122 PL1	As approved	As approved
19200 PL1	19200 Rev PL2;	606-19200 Rev PL3
19201 PL1	As approved	As approved
19202 PL1	As approved	As approved
19203 PL1	As approved	As approved
19204 PL1	As approved	As approved
19210 PL1	19210 Rev PL2	As approved via NMA
19211 PL1	19211 Rev PL2	As approved via NMA
19212 PL1	As approved	As approved
19213 PL1	19213 Rev PL2;	As approved via NMA
19220 PL1	As approved	As approved
19221 PL2	As approved	As approved
19222 PL2	19222 Rev PL2	As approved via NMA
19223 PL2	19223 Rev PL2	606-19223 Rev PL3
19224 PL2	As approved	As approved
3863/25	As approved	As approved
PL6488-01	As approved	As approved
PL6488-02	As approved	As approved
	19300 Rev PL2	As approved via NMA

I trust that the enclosed is in order and I look forward to receiving prompt confirmation that the applications have been validated. In the meantime, please feel free to contact me or my colleague Natalie Render of these offices (020 7409 8105 / natalie.render@savills.com) if you have any queries or would like to discuss.

Yours sincerely



Laura Fletcher-Gray
Associate Director

CC. J. Fox, the Honourable Society of Gray's Inn
 Enc. As above