

Planning Services
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

By Planning Portal

21 May 2019

let.001.VC.AM.E19-460

Dear Sir/Madam

SAFFRON HOUSE, KIRBY STREET, LONDON, EC1N – ALTERATIONS TO PLANNING PERMISSION REF. 2018/3928/P

PLANNING PORTAL REF. PP-07861508

On behalf of our client Zurich Assurance Limited c/o Columbia Threadneedle Property Investments, the owners of the above property, we submit an application for a non-material amendment of planning permission ref. 2018/3928/P. In addition to this cover letter, this application is accompanied by a payment of £234 which has been paid via the Planning Portal and the following documents:

- Signed and dated application form and certificates, prepared by WSP Indigo;
- 5th Floor Air Intake Locations (drawing ref. ML2918-05-912) prepared by Morgan Lovell;
- 4th and 5th Proposed Side Elevation (C) (drawing ref. ML2918-4-5-905, rev. D) prepared by Morgan Lovell;
- Ground to 5th, Proposed Rear Elevation (drawing ref. ML2918-G-5-903, rev. E) prepared by Morgan Lovell;
- 4th and 5th Proposed Side Elevation (D) (drawing ref. ML2918-4-5-907, rev. C) prepared by Morgan Lovell; and
- 4th Floor Air Intake Locations (drawing ref. ML2918-04-911, rev. A) prepared by Morgan Lovell.

The proposal

In November 2018, planning permission was granted for the “installation of condenser units and associated external alterations to the front and rear fenestration”. This permission included the installation of louvres on the north, south and west elevations on the fourth and fifth floors of Saffron House.

This application seeks to make a minor change to the location of two of the approved louvres. The two louvres in question relate to the louvre on the fourth floor and the fifth floor, both of which are on the western elevation (facing Saffron Hill). The proposal is to relocate these two louvres to the fourth floor, with one louvre to be located on the northern elevation and the other to be located on the

southern elevation.

Non-material amendment

Section 96A of the Town and Country Planning Act 1990 gives the local planning authority the power to make non-material changes to planning permissions.

S96A states:

“S96A Power to make non-material changes to planning permission

(1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power

(a) to impose new conditions;

(b) to remove or alter existing conditions.

(4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the *planning permission relates...*”

The Council previously accepted other louvres to be located on the northern and southern elevation and stated within the officer’s report of ref. 2018/3928/P that “no impact would be caused to the amenity of the neighbouring occupiers by loss of light, outlook or privacy” for these locations. The amendments mentioned above are non-material on the basis it is merely a relocation of already approved louvres onto an elevation which the Council has previously considered acceptable to install louvres. The proposal should, therefore, be considered under a S96A application.

Conclusion

The proposed amendments would have no impact on neighbouring amenity or the character of the conservation area and can therefore be considered a non-material amendment to the existing planning permission.

We trust the above provides a clear explanation of the proposed amendments. In the meantime, please do not hesitate to contact us should you have any queries.

Yours sincerely

V. Chase

Victoria Chase

Enc: As listed above