

Miss Nadine James  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2018/6383/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

20 August 2019

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: Various amendments to design and layout of buildings approved by 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:**

Superseded plans- PL(00) 01B, 15A, 16A, 17A, 18A, 19E, 21A, 22E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 39, 40A, 42D, 43D, 44.  
Waste Strategy Statement by BMJ rev P03 dated 2.5.18; Transport Statement by Wilde version 3 dated March 2018.

Proposed plans- PL(00) 01C, 15B, 16B, 17B, 18B, 19G, 21A, 22F, 23G, 24F, 25E, 26E, 27E, 28E, 29B, 30F, 31F, 32E, 33E, 34E, 35E, 36E, 38D, 39A, 40B, 42F, 43E, 44.  
SK(00)60; S96a Addendum to Design and Access Statement by BMJ architects dated November 2018; Waste Strategy Statement by BMJ rev P04 dated 23.11.18; Transport Statement by Wilde version 4 dated November 2018; email from agent dated 19/08/2019.



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) 01C, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15B, 16B, 17B, 18B, 19G, 21A, 22F, 23G, 24F, 25E, 26E, 27E, 28E, 29B, 30F, 31F, 32E, 33E, 34E, 35E, 36E, 38D, 39A, 40B, 41A, 42F, 43E, 44; SK(00)60; email from agent dated 19/08/2019.

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 4 dated November 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; S96a Addendum to Design and Access Statement by BMJ architects dated November 2018; Waste Strategy Statement by BMJ rev P04 dated 23.11.18.

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

#### Informative(s):

##### 1 Reason for granting approval-

The amendments comprise a large number of mainly very minor changes to the elevations and layout of the approved block, as a result of working up details and new survey information and client requirements. Many of the changes are

considered to be 'de minimis' or are internal to the new block or rear courtyards, so they will have no impact on the external appearance of the building and site. The key changes which may be visible from neighbours involve- enlarging the glazed entrance enclosure on the southern side, squaring off the southwest corner of the block and adjusting the layout of the adjoining staircase enclosure, adding another maintenance door on the eastern wing on its ground floor north side, and sloping the north elevation wall of level 3. The various changes are all minor and make no significant difference to the design, height and bulk of the new building. The revised cycle parking numbers and locations remain in compliance with standards and the refined design of their enclosures remain acceptable. The 2 new and relocated maintenance doors on the eastern wing will have no impact on neighbour amenity due to their location, use and design.

The variations to the front elevation, involving 2 sets of replacement glazed entrance doors and forecourt railings, are too significant to be considered as a non-material amendment and thus have now been omitted from this application.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/5914/P dated 27/06/2018. In the context of the permitted scheme, it is considered that the numerous amendments would not have any material effect on the approved development, either individually or cumulatively, in terms of appearance, size 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 in informative No.1 and shall only be read in the context of the substantive permission granted on 27/06/2018 under reference number 2017/5914/P and is bound by all the conditions and obligations attached to that permission.
- 3 For the avoidance of doubt, this decision does not give any approval for the 2 new glazed entrance doors and railings on the Tavistock Place street frontage (as referenced by red triangles nos. 09, 17 and 29 on the plans hereby approved). You are advised to submit a separate application for full planning permission for these 3 items.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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