

Donald Considine
tp Bennett
One America Street
London
SE1 ONE

Application Ref: **2019/3014/P**
Please ask for: **Josh Lawlor**
Telephone: 020 7974 **2337**

27 August 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Herbal House
8 - 10 Back Hill
London
EC1R 5EN

Proposal: Amendment involving the creation of access door to external walkway at fifth floor level to planning permission granted under reference 2017/0593/P dated 05/03/2018 for 'Variation of condition 16 (development in accordance with approved plans) granted under reference 2014/3683/P dated 31/03/15 for 'Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations', amended by planning references 2015/3337/P dated 21/10/2015, 2015/6052/P dated 21/12/15 and 2016/3280/P dated 26/04/2017.

Drawing Nos: Proposed: D1000_REV_I1, D300_REV_I1, D0310_REV_I1, D0103,
D0203_REV_I1

Superseded: 863-PL-GA-03_REV_P1, 860-PL-GE-01_REV_P3, 860-PL-EE-02 Rev P1,
863-PL-EX-03 Rev P1



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.10 of planning permission 2017/0593/P (varied under non material minor amendment ref. 2018/2265/P on 25/06/2018) shall be replaced with the following condition:

REPLACEMENT CONDITION 10

The development hereby permitted shall be carried out in accordance with the following approved plans [D1000_REV_I1; D0300_REV_I1, D0310_REV_I1; D0103, D0203_REV_I1; 863 S 01 Rev 00; 863-PL-EX-B2 Rev P1; 863-PL-EX-B1 Rev P1; 863-PL-EX-M0 Rev P1; 863-PL-EX-00 Rev P1; 863-PL-EX-01 Rev P1; 863-PL-EX-02 rev P1; 863-PL-EX-04 Rev P1; 863-PL-EX-05 Rev P1; 863-PL-ES-AA Rev P1; 815-D5A-00-ZZ-DR-A-0301 Rev.C03; 863-PL-ES-BB Rev P1; 860-PL-EE-01 Rev P1; 863-PL-GA-B2 Rev P1; 863-PL-GA-LG P3; 863-PL-GA-00 Rev P1; 863-PL-GA-UG P3; 863-PL-GA-01 Rev P1; 863-PL-GA-02 Rev P1; Rev P1; 863-PL-GA-04 Rev P1; 863-PL-GA-04 Rev P2; 863-PL-GA-RF Rev P1; 863-PL-GS-AA Rev P1; 863-PL-GS-BB P2; 863-PL-GS-CC Rev P1; 860-PL-GE-02 P3; Design and Access Statement, dated 27th May 2014; Construction Method Statement, dated 1st March 2014; Daylight and Sunlight Report, dated 19th May 2014; Energy Performance Analysis, dated October 2014, produced by Waterman Building Services Limited; Heritage, Townscape and Visual Impact Assessment, dated May 2014; Acoustics Planning Report, dated May 2014; Sustainability Statement, dated May 2014; Transport Statement, dated May 2014; Air Quality Assessment, dated March 2014, produced by Waterman Energy, Environment & Design Limited; and Lifetime Homes Statement]

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

Informative(s):

1 Reason for granting approval

The amendment to the approved scheme would involve the installation of an access door to the fifth floor balcony. The location of the door would ensure it would not be visible from the public realm and it not considered to have a material impact on the character and appearance of the host property, conservation area or the amenity of neighbouring occupiers.

The access door is required for servicing purposes and would not cause overlooking or any harmful impacts on neighbouring residential amenity. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/03/2018 under reference number 2017/0593/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

2 You are advised that this decision relates only to the installation of a door at 5th floor level and shall only be read in the context of the substantive permission

granted on 05/03/2018 under reference number 2017/0593/PP and is bound by all the conditions and S106 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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