

Mr. Iain Buzza  
GVA  
Bilfinger GVA  
65 Gresham Street,  
London.  
EC2V 7NQ

Application Ref: **2015/5321/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

21 January 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non Material Amendments to planning permission

Address:  
**Town Hall Extension**  
**Argyle Street**  
**London**  
**WC1H 8NN**

Proposal: Various alterations to approved scheme, including: amendments to the rooftop extension to include (deeper fins, shallower overhang, colour of metal finish, rooflight omitted, elevational alterations at 8th floor level), projection of external lift structure on to Euston Road and installation of steps onto Euston Road as amendments to planning permission 2014/7874/P granted on 25/08/2015.

Drawing Nos:

Superseded plans: 1996\_X\_GA(B1)01\_PL P02, 1996\_X\_GA(B2)01\_PL P02, 1996\_X\_GA(00)01\_PL P02, 1996\_X\_GA(01)01\_PL P02, 1996\_X\_GA(TY)01\_PL P02, 1996\_X\_GA(07)01\_PL P02, 1996\_X\_GA(08)01\_PL P02, 1996\_X\_GA(09)01\_PL P02, 1996\_X\_GA(10)01\_PL P02, 1996\_X\_GA(11)01\_PL P02, 1996\_X\_GS(AA)01\_PL P02, 1996\_X\_GS(DD)01\_PL P02, 1996\_X\_GE(NO)01\_PL P02, 1996\_X\_GE(SO)01\_PL P02, 1996\_X\_GE(WE)01\_PL P02, 1996\_X\_GE(EA)01\_PL P02.

Revised plans: 1996\_X\_GA(B2)01\_PL Rev P03 - Proposed Sub Basement Plan, 1996\_X\_GA(B1)01\_PL Rev P05 - Proposed Basement Plan, 1996\_X\_GA(00)01\_PL



Rev P06 - Proposed Ground Floor Plan, 1996\_X\_GA(01)01\_PL Rev P04 - Proposed First Floor Plan, 1996\_X\_GA(TY)01\_PL Rev P04 - Proposed Typical Floor Plan Levels 2 - 6, 1996\_X\_GA(07)01\_PL Rev P04 - Proposed Seventh Floor Plan, 1996\_X\_GA(08)01\_PL Rev P04 - Proposed Eighth Floor Plan, 1996\_X\_GA(09)01\_PL Rev P04 - Proposed Ninth Floor Plan, 1996\_X\_GA(10)01\_PL Rev P04 - Proposed Tenth Floor Plan, 1996\_X\_GA(11)01\_PL Rev P04 - Proposed Eleventh Floor Plan, 1996\_X\_GS(AA)01\_PL Rev P04 - Proposed Section AA, 1996\_X\_GS(DD)01\_PL Rev P04 - Proposed Section DD, 1996\_X\_GE(EA)01\_PL Rev P04 - Proposed East Elevation, 1996\_X\_GE(NO)01\_PL Rev P04 - Proposed North Elevation, 1996\_X\_GE(SO)01\_PL Rev P04 - Proposed South Elevation, 1996\_X\_GE(WE)01\_PL Rev P04 - Proposed West Elevation, Orms Planning Amendments Drawing Pack, dated September 2015 (excluding details of goods lift overrun).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2014/7874/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: 1996\_X\_GA(B2)01\_PL Rev P03 - Proposed Sub Basement Plan, 1996\_X\_GA(B1)01\_PL Rev P05 - Proposed Basement Plan, 1996\_X\_GA(00)01\_PL Rev P06 - Proposed Ground Floor Plan, 1996\_X\_GA(01)01\_PL Rev P04 - Proposed First Floor Plan, 1996\_X\_GA(TY)01\_PL Rev P04 - Proposed Typical Floor Plan Levels 2 - 6, 1996\_X\_GA(07)01\_PL Rev P04 - Proposed Seventh Floor Plan, 1996\_X\_GA(08)01\_PL Rev P04 - Proposed Eighth Floor Plan, 1996\_X\_GA(09)01\_PL Rev P04 - Proposed Ninth Floor Plan, 1996\_X\_GA(10)01\_PL Rev P04 - Proposed Tenth Floor Plan, 1996\_X\_GA(11)01\_PL Rev P04 - Proposed Eleventh Floor Plan, 1996\_X\_GS(AA)01\_PL Rev P04 - Proposed Section AA, 1996\_X\_GS(DD)01\_PL Rev P04 - Proposed Section DD, 1996\_X\_GE(EA)01\_PL Rev P04 - Proposed East Elevation, 1996\_X\_GE(NO)01\_PL Rev P04 - Proposed North Elevation, 1996\_X\_GE(SO)01\_PL Rev P04 - Proposed South Elevation, 1996\_X\_GE(WE)01\_PL Rev P04 - Proposed West Elevation.

Documents: Design and Access Statement, prepared by Orms (December 2014), Design Update March 2015, Technical Update March 2015 " Planning Statement, prepared by GVA (December 2014), Air Quality Assessment, prepared by Peter Brett Associates, Daylight and Sunlight Report, prepared by GVA Schatunowski Brooks, Noise, Vibration and Ventilation Assessment revision 1, prepared by Scotch and Partners (12 December 2014), Officer and Hotel Study, prepared by

CBRE (October 2014), Statement of Community Involvement, prepared by LCA, Sustainability Statement, prepared by Arup, Transport Assessment, prepared by RGP (December 2014) and TA Addendum March 2015, Hotel Management Plan, prepared by GVA and The Standard (December 2014), Construction Management Plan, prepared by Knight Harwood, Tree Report, prepared by ACD (18 December 2014), Orms Planning Amendments Drawing Pack, dated September 2015 (excluding details of goods lift overrun).

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for approval:

The proposed changes to the rooftop extension, the projection of the external lift on Euston Road and the installation of steps on Euston would not materially affect the overall appearance of the scheme or affect the amenity of neighbours. Officers consider that the proposals are a non-material amendment given that they consist of amending materials or design details of the application rather than any significant elevational changes. There would be no increase in height or bulk. The amendments sought are not considered an amendment that would be of public interest.

This application originally featured a goods lift over-run but this was not considered a non-material amendment given its visibility and was deleted from the application.

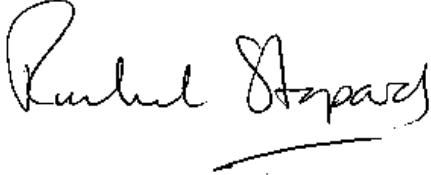
An objection was received from the Friends of Argyle Square. However, the comments received do not affect whether the amendments are considered non-material.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 25/08/2015 under reference number 2014/7874/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development.

- 2 The goods lift overrun that was originally featured in this application is considered a minor material amendment. It is noted that this has been removed from the current application.
- 3 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 25/08/2015 under reference number 2014/7874/P and is bound by all the conditions 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

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