

Mr Paul Galgey
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

Application Ref: **2019/3849/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

2 September 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
17 Charterhouse Street
London
EC1N 6RA

Proposal: Amendments (installation of pipework and associated enclosure at roof level and associated amendments to layout of living roof) to planning permission reference 2017/4586/P dated 24/01/18 for extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street.

Drawing Nos:
Superseded drawings: P17-059-A-07-06-P03
Amended drawings P17-059-A-07-06-P4, P17-082-A-41-DET-166-C1

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.17 of planning permission 2017/4586/P shall be replaced with the following condition:

REPLACEMENT CONDITION 17



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

Existing: P17-059-A-05-00-P01; P17-059-A-05-01-P01; P17-059-A-05-02-P01; P17-059-A-05-03-P01; P17-059-A-05-04-P01; P17-059-A-05-05-P01; P17-059-A-05-06-P01; P17-059-A-05-07-P01; P17-059-A-05-08-P01; P17-059-A-05-B1-P01; P17-059-A-05-EVE-01-P01; P17-059-A-05-EVE-02-P01; P17-059-A-05-EVE-03-P01; P17-059-A-05-EVE-04-P01; P17-059-A-05-EVE-05-P01; P17-059-A-05-EVE-06-P01; P17-059-A-05-EVE-07-P01; P17-059-A-05-EVE-08-P01; P17-059-A-05-EVE-09-P01; P17-059-A-05-LG-P01; P17-059-A-05-SEC-01-P01; P17-059-A-05-SEC-02-P01; P17-059-A-06-00-P01; P17-059-A-06-01-P01; P17-059-A-06-02-P01; P17-059-A-06-03-P01; P17-059-A-06-04-P01; P17-059-A-06-05-P01; P17-059-A-06-06-P01; P17-059-A-06-07-P01; P17-059-A-06-08-P01; P17-059-A-06-B1-P01; P17-059-A-06-LG-P01.

Proposed: P17-059-A-07-00-P03; P17-059-A-07-01-P03; P17-059-A-07-02-P03; P17-059-A-07-03-P03; P17-059-A-07-04-P03; P17-059-A-07-05-P03; P17-059-A-07-06-P4; P17-059-A-07-07-P03; P17-059-A-07-08-P03; P17-059-A-07-B1-P02; P17-059-A-07-EVE-01-P03; P17-059-A-07-EVE-02-P03; P17-059-A-07-EVE-03-P03; P17-059-A-07-EVE-04-P03; P17-059-A-07-EVE-05-P03; P17-059-A-07-EVE-06-P02; P17-059-A-07-EVE-07-P02; P17-059-A-07-EVE-08-P03; P17-059-A-07-EVE-09-P03; P17-059-A-07-EVE-10-P02; P17-059-A-07-EVE-20-P03; P17-059-A-07-EVE-21-P03; P17-059-A-07-EVE-22-P03; P17-059-A-07-EVE-23-P03; P17-059-A-07-EVE-24-P03; P17-059-A-07-EVE-25-P03; P17-059-A-07-EVE-26-P02; P17-059-A-07-EVE-27-P03; P17-059-A-07-LG-P02; P17-059-A-07-SEC-P01; P17-059-A-07-SEC-P01; P17-059-A-07-SIT-01-P03; P17-059-A-07-SIT-02-P02; P17-059-A-07-SIT-03-P01; P17-059-A-07-SIT-04-P02; P17-059-A-07-SIT-05-P01; P17-059-A-07-SIT-06-P01; P17-059-A-07-SIT-07-P01; P17-059-A-07-SIT-10-P01; P17-082-A-41-DET-166-C1.

Supporting Documents: Design and Access Statement by MCM Architecture Limited dated 11 August 2017; Final Design Report by MCM Architecture Limited dated 24 November 2017; Planning Statement by Planning Potential dated August 2017; Statement of Community Involvement by Planning Potential dated August 2017; Heritage Statement by Alan Baxter Associates dated August 2017; Transport Statement (including Servicing Management Plan) by I-Transport LLP dated 10 August 2017; Travel Plan by I-Transport LLP dated 10 August 2017; Environmental Noise Report (Revision 3) by Mach Testing dated 28 November 2017; Sustainability Statement and BREEAM Pre-Assessment Results by Twin and Earth dated 24 November 2017; Energy Statement Rev. 2 by Twin and Earth dated 24 November 2017; Energy Strategy Briefing Note by Twin Earth dated 24 November 2017; Strategy for Structural Demolition and Construction Report by Ramboll dated August 2017; Drainage Strategy by Ramboll dated July 2017; SUDs Proforma dated 24 November 2017; Ecology Report by The Ecology Consultancy dated 3 August 2017; Daylight and Sunlight Report by Delver Patman Redler dated August 2017; Air Quality Assessment by RSK Group dated 12 December 2017; Archaeological Desk-Top Assessment by Isambard Archaeology dated August 2017; Draft Demolition Management Plan by Burke Hunter Adams dated August 2017; Draft Construction Management Plan by Burke Hunter Adams dated August 2017.

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

Informative(s):

1 Reason for granting approval:

The amendment relates to introduction of additional pipework and associated enclosure across the roof of the Saffron Hill building. The pipework would carry chilled water from core 3 to core 4, and as such there are no noise impacts that would arise from the amendment. Although the pipework would be slightly taller than the parapet, it would be set back by a minimum of 1,780mm so that it would not be visible from street level. The amendments would not affect the external appearance of the building and as such, are considered non-material.

The new pipework would impact the layout of the green roof (details of which were approved under reference 2018/0913/P on 17/05/2018); however, due to a reduction in the width of the pebble margins at roof level, the area of green roof has increased slightly, and as such, the slight change in green roof layout is not considered a material change.

The visual impact of the amendment would be limited and would not materially impact the architectural quality or aesthetic of the approved scheme. Due to the nature of the proposals they are not considered to introduce any new design or amenity concerns.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 24/01/18 under reference 2017/4586/P.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 24/01/18 under reference number 2017/4586/P and is bound by all the conditions and 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



Daniel Pope
Chief Planning Officer

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