

Mr George Poppe
Sheppard Robson
77 Parkway
London
NW1 7PU

Application Ref: **2019/2397/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

16 October 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
**262-267
High Holborn
London
WC1V 7EE**

Proposal: Amendments to planning permission 2013/3983/P (as amended by 2018/4539/P) to change from insulated aluminium panels on rear elevation and courtyard elevation of 8 storey extension to insulated ceramic-frit glass panels.

Drawing Nos: Superseded Drawings:
5578-02-222 Rev B; 5578-02-223 Rev A;

Approved Drawings:
5578-02-222 Rev C; 5578-02-223 Rev B;

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.4 of planning permission 2013/3983/P shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The development hereby permitted shall be carried out in accordance with the



following approved plans- 4728_00_001 rev B; 4728_00_101; 4728_00_111; 4728_20_098; 4728_20_099; 4728_20_100; 4728_20_101; 4728_20_102; 4728_20_103; 4728_20_104; 4728_20_105; 4728_20_106; 4728_20_107; 4728_20_108; 4728_20_109; 4728_20_120; 4728_20_121; 4728_20_122; 4728_20_123; 4728_20_130; 4728_20_131; 4728_20_198 rev D; 4728_20_199 rev D; 5578_02_200 Rev C; 4728_20_201 rev B; 4728_20_202 rev B; 4728_20_203 rev B; 4728_20_204 rev B; 4728_20_205 rev B; 4728_20_206 rev B; 4728_20_207 rev B; 4728_20_208 rev B; 4728_20_209 rev B; 4728_20_220 rev B; 5578_02_221 Rev E; 5578_02_222 Rev C; 5578_02_223 Rev B; 4728_20_230; 4728_20_231; 4728_21_201; 4728_21_202; 4728_21_203; 4728_21_204; 4728_71_100 rev B; 4728_71_101; Design & Access Statement (including Appendix A); Appendix B - Planning Statement (incl. consultations) Rev A - Prepared by DP9; Appendix C - Mixed-use / Residential Statement - Prepared by DP9 & Farebrother; Appendix D - Noise Impact Assessment - Prepared by Sharps Redmore & Meinhardt; Appendix E - Sustainability & Energy Statement - Prepared by FES & Meinhardt; Appendix F - BREEAM Pre-assessment Report - Prepared by FES & Meinhardt; Appendix G - Transport Statement (incl. Waste Management) - Prepared By TPP; Appendix H - Construction Management Plan - Prepared by RPM; Appendix J - Heritage Impact Assessment - Prepared By Purcell; Appendix K - Historic Environment Assessment - Prepared By MoLA; Appendix L - Daylight & Sunlight Assessment - Prepared by Gordon Ingram Associates.

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

Informatives:

1 Reason for granting approval

The proposed amendments are in relation to the rear and side internal elevation (south and east) and involve a change in material from powder coated aluminium panels to a back painted glass panel. The proposed amendment would effect a small number of panels (approx 3 or 4 on each level).

The proposal would not alter the overall appearance of the building as the pattern of the elevations would not change and the amendments are located on the rear and side internal elevation. It is considered that there are not material changes to the approved development.

The changes would not result in an increased impact on neighbouring amenity and the conditions and obligations previously secured would remain in place. In the context of the overall approved scheme these variations to the approved scheme are considered non-material.

The changes sought would not alter the permitted envelope or extent of development, nor increase its scale. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/04/2014 under permission ref 2013/3983/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 11/04/2014 ref 2013/3983/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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