

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

Application Ref: **2019/5594/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 January 2020

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: Alterations to height, size and position of the approved steel beams and planters attached to the listed boundary wall on northern boundary adjoining Cartwright Gardens, as an amendment to 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Drawing Nos: Superseded plans- PL(00)01B, TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101

Proposed plans- PL(00)01C, TP2-BMJ-ZZ-00-PL-A-1900 rev P03, TP2-BMJ-ZZ-XX-PL-A-1905 rev P03, SK.101 rev P3; listed wall changes from approved scheme document

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, 15A, 16A, 17A, 18A, 19E, 21A, 22E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 39, 40A, 41A, 42D, 43D, 44.

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 3 dated March 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; Waste Strategy Statement by BMJ rev P03 dated 2.5.18.

TP2-BMJ-ZZ-00-PL-A-1900 rev P03, TP2-BMJ-ZZ-XX-PL-A-1905 rev P03, SK.101 rev P3; listed wall changes from approved scheme document; Permanent Works to Listed Wall Schedule; letter dated 22.8.18 from Montagu Evans.

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

#### Informatives:

##### 1 Reason for granting non-material amendments :

The works involve further alterations to the listed boundary wall in terms of the height and width of the approved steel posts and planters attached to it, which were approved by a Non-Material Amendment on 20th December 2018 (ref 2018/4238/P). The proposed alterations are very minor, comprising variations to the spacing, height and width of steel posts, to the height, size and position of attached planters, and to the extent and design of associated foundations.

The alterations will not make any material difference to the appearance, form or layout of the new host building. They will not harm the character of the listed wall itself or the setting of the adjoining crescent of listed hotel buildings behind. They will not be visible to the public realm or affect any neighbour amenity. Indeed there

will be less impact than before, as the structures are reduced in height and the excavation reduced in extent.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/5914/P dated 27/06/18. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance 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 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 ref 2017/5914/P dated 27/06/18 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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