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Dear Sir / Madam,

Non Material Amendment Application relating to 49-51 Farringdon Road, London, EC1M 3JP

I write on behalf of the applicant, Farringdon Assets Ltd, in relation to the above site.

This letter is written in support of a section 96 application for a non-material amendment (NMA) to the scheme approved on 11 November 2019 (2019/2041/P). The approved development is for:

Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first floor rear extension; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; installation of first floor rooftop plant; and internal reconfiguration and refurbishment.

Specifically, this NMA application is for:

Application for a non-material amendment to planning permission ref: 2019/2041/P. Namely, to introduce louvers to the rear elevation to provide ventilation to the building and amend the detailed design of the rear openings at the lower ground, ground and first floor levels.

The following documents have been submitted in support of this amendment:

- Application form
- Location plan
- Approved drawings
- Proposed drawings

The NMA is being submitted via the planning portal and will be accompanied by a fee paid by the applicant.

Proposed amendments

This NMA seeks to introduce louvers to the rear elevation of the building from lower ground to fourth floor level. From the lower ground to first floor level these will be incorporated into the sides of the openings and from second to fourth floor levels these will be incorporated at the head of the window. The louvers will be dark grey metal. The louvers will provide ventilation to the building.



This NMA also seeks to amend the detailed design of the rear openings at the lower ground, ground and first fixed floor levels. In addition to louvers as described above, the number of glazing panels will be amended and a fanlight will be incorporated at the head of the openings on the ground and first floor levels. The openings will be new aluminium inward opening casement doors in a colour to match the rear façade windows above. The fanlight will also be aluminium in a colour to match the rear façade windows above.

This NMA requires the substitution of the following approved drawing:

Approved Drawing	Proposed Drawing
P031 – Rear Elevation (Revision B)	P031 – Rear Elevation (Revision F)

Assessment

The louvers have been sensitively incorporated into the building, on the rear elevation, which is not visible from any public view point in the conservation area. The louvers are being incorporated as a feature of the building, rather than a plant fixture, either as sides elements to the openings at the lower levels of the building (lower ground to first floor level) or as details to the head of the windows at the upper levels of the building (second to fourth floor levels). The incorporation of the louvers at the lower levels are wholly acceptable; the openings adopt a more contemporary appearance and will be largely undiscernible from surrounding properties either sitting with the rear lightwell or below the surrounding context. At the upper levels the louvers will be in place of arched window heads but will provide suitable terminations of the top of the window and will be simple in design in order to provide a coherent and clean façade. The surrounding buildings comprise a range of window detailing and therefore it is considered that the inclusion of louvers is acceptable within this context. Furthermore, the incorporation of louvers will be a benefit to the future working conditions of the building facilitating ventilation of the employment floorspace.

The amendments to the detailed design of the rear openings at the lower levels is unlikely to result in a discernible change. As per the above, the openings adopt a more contemporary appearance and will be largely undiscernible from surrounding properties either sitting with the rear lightwell or below the surrounding context. The number of glazing panels will improve the functionality of the openings.

Summary

The proposed amendments are non-material in nature and are fully consistent with the scope of the planning permission and will be beneficial to the development and future occupiers of the building. The proposals are considered to be acceptable and in accordance with the Development Plan, particularly in relation to design. In respect of section 96, it is therefore respectfully requested that officers grant consent for these non-material amendments.

I trust the above is clear and in order, but should you wish to discuss further please feel free to contact me on the details set out at the head of this letter.

Yours sincerely



Aimee Squires
Associate Director