

Application ref: 2019/6432/P
Contact: Charles Thuairé
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Date: 23 March 2020

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Montagu Evans
5 Bolton Street
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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: Various amendments to design and layout of scheme approved by planning permission ref 2017/5914/P dated 27/06/2018 for Variation of condition 2 (approved plans) 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Drawing Nos: Superseded plans- PL(00) 15B, 16B, 17B, 18B, 19G, 21A, 22F, 23G, 24F, 25E, 26E, 27E, 28E, 29B, 30F, 31F, 32E, 33E, 34E, 35E, 36E, 38D, 39A, 40B, 41A, 42F, 43E, 44; Waste Strategy Statement by BMJ rev P04 dated 23.11.18; Transport Statement by Wilde version 4 dated November 2018.

Proposed plans- PL(00) 15C, 16C, 17C, 18C, 19H, 21A, 22G, 23H, 24G, 25F, 26F, 27E, 28F, 29C, 30G, 31G, 32F, 33F, 34F, 35F, 36F, 38D, 39B, 40C, 41D, 42G, 43F, 44; Waste Strategy Statement by BMJ rev P05 dated 24.1.20; Transport Statement by Wilde Version 5 dated January 2020; letter from Montagu Evans dated 23.12.19.

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, 15C, 16C, 17C, 18C, 19H, 21A, 22G, 23H, 24G, 25F, 26F, 27E, 28F, 29C, 30G, 31G, 32F, 33F, 34F, 35F, 36F, 38D, 39B, 40C, 41D, 42G, 43F, 44; email from agent dated 19.8.19, letter from Montagu Evans dated 23.12.19; schedule of drawings dated 20.12.19.

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; 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; S96a Addendum to Design and Access Statement by BMJ architects dated November 2018; Waste Strategy Statement by BMJ rev P05 dated 24.1.20; Transport Statement by Wilde Version 5 dated January 2020.

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

Informative(s):

1 Reason for granting approval-

The amendments comprise a large number of minor changes to the elevations and layout of the existing and approved blocks, as well as changes in external ground levels and courtyard layout including omission of the turntable, as a result of working up details and changed requirements. Many of the changes are considered to be 'de minimis' or are internal to the new block or rear courtyards, so they will have little or no impact on the external appearance of the building and site.

The more significant change is the omission of the originally proposed new glazed entrance enclosure to the eastern side and the retention of the existing block here instead but altered with some facade changes. This may be visible from neighbours but not from the public realm. The various changes are all minor and make no significant difference to the layout, design, height and bulk of the new building. There are no changes in numbers of cycle and car spaces. Servicing within the courtyard can still take place satisfactorily without the originally proposed turntable. The external changes will have no impact on neighbour amenity.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2017/5914/P dated 27/06/2018, as subsequently amended by a Non-Material Amendment ref 2018/6383/P dated 20/08/2019. In the context of the permitted scheme, it is considered that the numerous amendments would not have any material effect on the approved development, either individually or cumulatively, in terms of appearance, size 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 granted on 27/06/2018 under reference number 2017/5914/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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