

Application ref: 2020/1012/P
Contact: Kate Henry
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Date: 2 April 2020

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MATHESON WHITELEY
1-7 Orsman Road
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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:

8-10 Warner Street
London
EC1R 5HA

Proposal: Alterations to louvre position and design, approved under planning permission reference 2018/6399/P, dated 30/04/2019 (for: Refurbishment of Warner Street façade; creation of additional office floorspace; replacement / additional windows; replacement plant and screen; new air vent and exhaust grille)

Drawing Nos:

Superseded drawings:
110 Rev A; 111 Rev A; 222; 323; 325

Revised drawings:

110 Rev C3; 111 Rev C2; 222 Rev A; 323 Rev A; 325 Rev A

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 2018/6399/P, dated 30/04/2019, 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: 001; 002; 100; 101; 102; 200; 201; 202; 300; 301; 303; 305; 110 Rev C3; 111 Rev C2; 112; 220 Rev A; 221 Rev C; 222 Rev A; 320; 321; 323 Rev A; 325 Rev A; Design & Access Statement, dated December 2018; Heritage Appraisal, dated December 2018; Baseline Noise Survey, dated 14 December 2018.

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

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission reference 2018/6399/P, dated 30/04/2019, to allow for changes to the louvres' position and design.

It is proposed to relocate 1x external ventilation louvre from the external wall at first floor level facing the shared internal courtyard with The Apple Tree PH (northern elevation) to the rear of the application site within an external lightwell at ground level (western elevation). Insofar as the relocated ventilation louvre would be hidden from public view and at a lower level of the building this is considered to represent a minor change in the context of the approved scheme.

The proposed plans show a larger lightwell than that which was approved; however, the agent has confirmed that, previously, they did not have full access to this area for accurate surveying. The current drawings show the correct size as existing and the lightwell will not be altered.

It is also proposed to amend the design of the louvre labelled W1.17 (southern elevation) from a clear window with an integrated ventilation louvre panel below to a single ventilation louvre with no window. The proposed ventilation louvre would be the same size as the former window and occupy the same position. Insofar as the altered louvre would be hidden from public view this is considered to represent a minor change in the context of the approved scheme.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed changes do not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development. It

is considered that the changes can 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 set out in the description and shall only be read in the context of the substantive planning permission reference 2018/6399/P, dated 30/04/2019 and is bound by all the conditions and obligations attached to that permission.

This permission does not authorise any changes to the existing lightwell to the west of the building.

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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