

Application ref: 2020/0712/P
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Date: 6 April 2020

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WSP Indigo
Aldermay House
10-15 Queen 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:

199-206
High Holborn
London
WC1V 7BD

Proposal: Non-material amendments to planning permission 2017/0200/P dated 12/02/2018, amended by 2018/0935/P dated 10/07/2018, for installation of Automatic Opening Vents (AOVs) to approved hotel extension for emergency use.

Drawing Nos: Superseded Plans: 10475-EPR-00-01-DR-A-0231 Rev 7, 10475-EPR-00-02-DR-A-0232 Rev 7, 10475-EPR-00-03-DR-A-0233 Rev 7, 10475-EPR-00-04-DR-A-0234 Rev 7, 10475-EPR-00-05-DR-A-0235 Rev 7 and 10475-EPR-00-WE-DR-A-0433 Rev 6.

Revised Plans: 10475-EPR-00-01-DR-A-0231 Rev 8, 10475-EPR-00-02-DR-A-0232 Rev 8, 10475-EPR-00-03-DR-A-0233 Rev 8, 10475-EPR-00-04-DR-A-0234 Rev 8, 10475-EPR-00-05-DR-A-0235 Rev 8 and 10475-EPR-00-WE-DR-A-0433 Rev 9.

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 2017/0200/P dated 12/02/2018 amended by 2018/0935/P dated 10/07/2018 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: 10475-EPR-00-PL-TP-A-0100-3; 10475-EPR-00-SO-TP-A-0402-3; 10475-EPR-00-WE-TP-A-0403-3; 10475-EPR-00-EA-TP-A-0401-3; 10475-EPR-00-BB-TP-A-0502-3; 10475-EPR-00-GF-TP-A-0200-3; 10475-EPR-00-01-TP-A-0201-3; 10475-EPR-00-02-TP-A-0202-3; 10475-EPR-00-03-TP-A-0203-3; 10475-EPR-00-04-TP-A-0204-3; 10475-EPR-00-05-TP-A-0205-3; 10475-EPR-00-RP-TP-A-0206-3; 10475-EPR-00-PL-TP-A-0110-5; 10475-EPR-00-NO-TP-A-0430-6; 10475-EPR-00-EA-TP-A-0431-7; 10475-EPR-00-WE-TP-A-0433-9; 10475-EPR-00-SO-TP-A-0432-6; 10475-EPR-00-XX-DR-A-3101-2; 10475-EPR-00-AA-TP-A-0530-6; 10475-EPR-00-BB-TP-A-0531-6; 10475-EPR-00-CC-TP-A-0532-6; 10475-EPR-00-DD-TP-A-0533-3; 10475-EPR-00-GF-TP-A-0230-7; 10475-EPR-00-01-TP-A-0231-8; 10475-EPR-00-02-TP-A-0232-8; 10475-EPR-00-03-TP-A-0233-8; 10475-EPR-00-04-TP-A-0234-8; 10475-EPR-00-05-TP-A-0235-8; 10475-EPR-00-RP-TP-A-0236-7; 2016/3197/001-C

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

Informative(s):

1 Reason for granting approval-

The application is seeking permission to install Automatic Opening Vents, to allow the ventilation of smoke in the event of an emergency. The AOVs would be positioned to the rear of the building at first to fifth floors. Given the siting of the vents and as they would be used only in an emergency it is considered the works would not materially impact on the design of the development nor would there be any additional impact on neighbour amenity given they would only be used for emergencies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 12/02/2018 reference 2017/0200/P as amended by 2018/0935/P dated 10/07/2018. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

2 You are advised that this decision relates only to the installation of AOVs to the rear elevation at first to fifth levels for use in emergencies and shall only be read in the context of the substantive permission and any subsequent amendments 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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