

Application ref: 2020/1219/P
Contact: Seonaid Carr
Tel: 020 7974 2766
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

40-50 Arthur Stanley House
Tottenham Street
London
W1T 4RN

Proposal: Internal alterations to internal layouts, alteration to fenestration of commercial and residential uses, alteration to plant screen and alteration to height of doors on east elevation to redevelopment of Arthur Stanley House approved under planning permission 2017/4306/P dated 30/09/2018.

Drawing Nos: Superseded Plans: (00)_P091 P03, (00)_P098 P03, (00)_P099 P03, (00)_P100 P03, (00)_P101 P03, (00)_P102 P03, (00)_P103 P03, (00)_P104 P03, (00)_P105 P03, (00)_P106 P03, (00)_P107 P03, (00)_P108 P03, (00)_P109 P03, (00)_P200 P03, (00)_P201 P03, (00)_P202 P03, (00)_P203 P03, (00)_P204 P03, (00)_P220 P03, (00)_P221 P03, (00)_P222 P03, (00)_P223 P03, (00)_P224 P03, (00)_P225 P03, (00)_P230 P03, (00)_P231 P03, (00)_P301 P03, (00)_P302 P03 and (00)_P303 P03

Revised Plans: 15068_(00)_P091 P04, 15068_(00)_P098 P04, 15068_(00)_P099 P04, 15068_(00)_P100 P04, 15068_(00)_P101 P04, 15068_(00)_P102 P04, 15068_(00)_P103 P04, 15068_(00)_P104 P04, 15068_(00)_P105 P04, 15068_(00)_P106 P04, 15068_(00)_P107 P04, 15068_(00)_P108 P04, 15068_(00)_P109 P04, 15068_(00)_P200 P04, 15068_(00)_P201 P04, 15068_(00)_P202 P04, 15068_(00)_P203 P04, 15068_(00)_P204 P04, 15068_(00)_P220 P04, 15068_(00)_P221 P04, 15068_(00)_P222 P04, 15068_(00)_P223 P04, 15068_(00)_P224 P04, 15068_(00)_P225 P04,

15068_(00)_P230 P04, 15068_(00)_P231 P04, 15068_(00)_P301 P04, 15068_(00)_P302 P04 and 15068_(00)_P303 P04.

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 2017/4306/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- Drawing Nos: (01)_P091-P01; (01)_P098-P01; (01)_P099-P01; (01)_P100-P01; (01)_P101-P01; (01)_P102-P01; (01)_P103-P01; (01)_P104-P01; (01)_P105-P01; (01)_P106-P01; (01)_P107-P01; (01)_P108-P01; (01)_P200-P01; (01)_P201-P01; (01)_P202-P01; (01)_P203-P01; (01)_P204-P01; (01)_P301-P01; (01)_P302-P01; (12)_P201-P01; (12)_P202-P01; (12)_P203-P01; (12)_P204-P01, 15068_(00)_P091 P04, 15068_(00)_P098 P04, 15068_(00)_P099 P04, 15068_(00)_P100 P05, 15068_(00)_P101 P04, 15068_(00)_P102 P04, 15068_(00)_P103 P04, 15068_(00)_P104 P04, 15068_(00)_P105 P04, 15068_(00)_P106 P04, 15068_(00)_P107 P04, 15068_(00)_P108 P04, 15068_(00)_P109 P04, 15068_(00)_P200 P04, 15068_(00)_P201 P04, 15068_(00)_P202 P04, 15068_(00)_P203 P04, 15068_(00)_P204 P04, 15068_(00)_P220 P04, 15068_(00)_P221 P04, 15068_(00)_P222 P04, 15068_(00)_P223 P04, 15068_(00)_P224 P04, 15068_(00)_P225 P04, 15068_(00)_P230 P04, 15068_(00)_P231 P04, 15068_(00)_P301 P04, 15068_(00)_P302 P04 and 15068_(00)_P303 P04.

Supporting Documents: Design and Access Statement by Allford Hall Monaghan Morris Architects dated July 2017; Design and Access Statement Addendum by Allford Hall Monaghan Morris Architects dated November 2017 and March 2018; Visual Impact and Heritage Assessment by Peter Stewart Consultancy dated July 2017; Planning Statement by DP9 dated July 2017; Drainage Strategy Report by Heyne Tillet Street Ltd dated 30 November 2017; Planning Noise and Vibration Report by Sandy Brown dated July 2017; Structural Planning Report by Heyne Tillet Street Ltd dated July 2017; Amendment to Structural Planning Report by Heyne Tillet Street Ltd dated November 2017; Construction Management Plan by Crosby Transport Planning dated July 2017; Statement of Community Involvement dated July 2017; Air Quality Assessment by Waterman dated July 2017; Transport Plan by Crosby Transport Planning dated July 2017; Sustainability and Energy Statement by Green Building Design Consultants and SRE dated July 2017; Addendum to Energy Statement by Thornton Reynolds dated 30 November 2017; Preliminary Ecology Appraisal by The Ecology Appraisal dated July 2017; Daylight & Sunlight Report by Point 2 Surveyors dated July 2017; Updated Daylight & Sunlight Report by Point 2 Surveyors dated March 2018; Letter on Internal Daylight Amenity by Point 2 Surveyors dated 3 April 2018; Daylight -window maps (P716/W/01, P716/W/03, P716/W/05, P716/W/02); BREEAM Pre-Assessment Review Planning Stage by ECiBE Ltd; Proposed area schedule by Allford Hall Monaghan Morris Architects dated 2 March 2018; Basement Impact Assessment by CGL dated November 2017; and Basement Impact Assessment Audit by Campbell Reith dated January 2018.

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

Informative(s):

1 Reason for granting approval-

With regard to amendments to the internal layouts, the bike store and showers will now be stacked with direct access between the two levels via a stair within the bike store. To the residential element, there will be no changes to the layout of the affordable units, to the private units it is proposed to rearrange the internal layouts but no change the unit size of number of beds.

In terms of the alterations to the elevations, to the south elevation, fronting Tottenham Street, it is proposed to alter the arrangement of the main entrance for the office, the new door would sit within the existing opening but would be 2 panels rather than 3. When originally proposed the development had fluted concrete/GRC detailing to the ground floor with plain concrete columns to the western end and near the eastern end, it is not proposed to amend the plan columns to match the ground floor so it would be fluted concrete/GRC details. It is proposed to enlarge the length of the windows within the residential block, set back from the main elevation of the building and to the set back top floor it is proposed to amend the formation of the windows to from a single pane with an opening pane to three panes of opening doors. It is also proposed to install an additional opening in the set back section to the eastern end of the building, this will then link into the existing opening at roof level on the eastern elevation which would also be amended to a set of 3 folding doors. Other changes to the eastern elevation include altering the formation of the set back level of the offices on 5th-7th floors. To the residential element of the development, in the eastern part of the site, the transoms on the doors to the top floor will be amended. To the ground floor level it is proposed to install planters with louvres to cover the approved ventilation louvres. These would be in the same position as the approved louvres and offer a well considered design alternative to the approved grilles.

To the north and west elevations the ground floor level windows would be enlarged to full height windows given the siting of these they would not be readily visible from any public or private views. Also to the west elevation it is proposed to amend the top floor window to match the sets of 3 paned folding doors to the south elevation.

It is noted that there are a number of amendments proposed, however when considering these cumulatively the overall impact of these will be non-material in the context of the parent application. It is considered that these minor changes will improve the detailed design of the buildings facades. The amendments are not considered to impact on the amenity of the surrounding neighbours anymore than the previously approved development.

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 30/09/2018 reference 2017/4306/P. 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 changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/09/2018 under reference number 2017/4306/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

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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