

14 July 2020

**By Planning Portal (Ref. PP-08861225)**

Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Dear Sir

**Site bounded by Hampstead Road, Drummond Street and Triton Square (North East Quadrant), Regents Place, NW1 3FG**

***External alterations to east elevation of office block to incorporate louvre at ground floor level as a non-material amendment to planning permission granted (subject to S106) on 25/03/09 (ref: 2007/0823) as amended by planning permissions granted on 16/11/10 (2011/5011/P); 28/03/2012 (2011/2345/P) and 29/03/2012 (2011/2500) for major redevelopment to provide residential units (Class C3), Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) together with associated access, parking, servicing and landscaping.***

**Submission of Non Material Amendment**

On behalf of our client, Facebook UK Ltd, we submit a Non-Material Amendment application for external alterations to the east elevation of the office block to incorporate a louvre at ground floor level, to application 2007/0823 and the subsequent Minor-Material Amendments.

The application comprises the following:

- This letter.
- Completed planning application forms.
- Proposed Elevation East Block (dwg. no. 116001/AB).

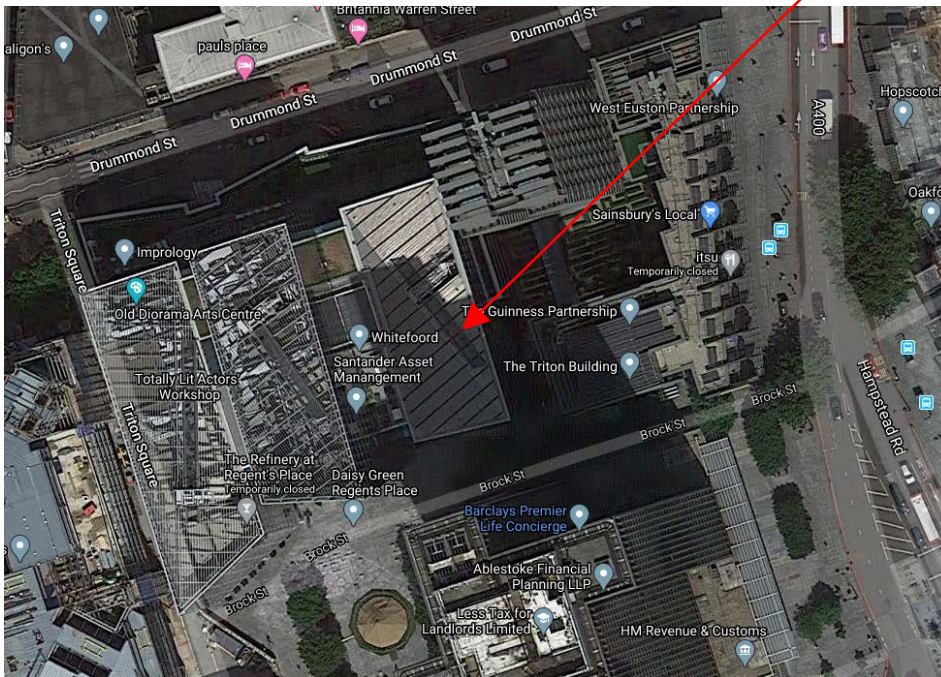
The application fee of £234 has been paid via the Planning Portal.

For ease of reference we attach to this letter the following approved plans that are to be partially updated by the submitted plans:

- Existing East Elevation (dwg. no.WE-A-070-213).
- Existing East Elevation Section A-A (dwg. no. WE-A-070-405)

The application site (known as North East Quadrant or NEQ) stands to the north of the junction of Euston Road, Hampstead Road and Tottenham Court Road (a.k.a. Euston Road Underpass junction) adjacent to the Euston Tower. It is broadly an L-shaped site of around 1 hectare in size bounded by Drummond Street, Hampstead Road, Euston Road and office buildings on the Regent's Place commercial estate. More specifically, the area of the development the subject to this amendment is the ground floor unit in the eastern side of the office building known as 10 Brock Street, as highlight below:

## Location of 10 Brock Street



### Planning History of Site

The background to this application relates to a permission (ref. 2007/0823) for major redevelopment to provide residential units (Class C3), Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1/A2/A3/A4 and D1 uses) together with associated access, parking, servicing and landscaping which was granted on 25 March 2009.

Subsequent amendments have been made to the scheme in the form of both S.96A applications (Non-Materials Amendments) and S.73 applications (Minor-Material Amendments) under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The list of these applications is set out below:

Application Ref.	Proposal	Decision
2010/3902/P	Alterations to approved development (yet to be constructed) including - alterations to approved 26 storey residential block including increasing height by 830mm, changes to lobby footprint, squaring off footprint of residential tower from previously approved offset arrangement (over second floor level), reducing double lane ramp to single lane ramp on upper and lower basement floor levels, alterations to office building including increasing roof height of east wing by 1.5m, adding external columns and different style doors and openings to south elevation as <u>non-material amendments</u> [our emphasis] to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping. [Non-Material Amendment]	Granted 13/08/2010

2010/5011/P	Internal alterations to approved residential tower (yet to be constructed) to reduce the number of private residential units from 101 to 88 (with mixes of 15 studios, 20 x 1 bedroom, 38 x 2 bedroom, 12 x 3 bedroom and 3 x 4 bedroom units) as <u>revisions</u> [our emphasis] to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping. [Minor-Material Amendment]	Granted Subject to Section 106 Legal Agreement 16/11/2010
2011/2345/P	Insertion of partial mezzanine above ground floor level to the office building for use as ancillary storage (Class B1) as an <u>amendment</u> [our emphasis] to planning permission (ref: 2007/0823/P) granted 24/03/09 (as amended by planning permission granted 16/11/10 - 2010/5011/P) for redevelopment to provide residential and affordable units (Class C3), offices (Class B1) plus retail/financial & professional services/restaurant/pub or bar/community (Class A1/A2/A3/A4 and D1 uses) together with associated access, parking, servicing and landscaping. [Minor-Material Amendment]	Granted Subject to Section 106 Legal Agreement 28/03/2012
2011/2500/P	Internal alterations to approved residential tower (yet to be constructed) to increase the number of private residential units from 88 to 94 (41 x 1 bedroom, 38 x 2 bedroom, 12 x 3 bedroom and 3 x 4 bedroom units) and to reduce the number of affordable units from 70 to 68 (20 x 1 bedroom, 38 x 2 bedroom, 10 x 3 bedroom) <u>as revisions</u> [our emphasis] to planning permission granted (subject to S106) on 25/03/09 (ref: 2007/0823) as amended by planning permission granted on 16/11/10 (2011/5011/P) and ##/12/11 (2011/2345/P) for major redevelopment to provide residential units (Class C3), Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) together with associated access, parking, servicing and landscaping. [Minor-Material Amendment]	Granted Subject to Section 106 Legal Agreement 29/03/2012

### Proposed Amendment and Considerations

This application seeks a further non-material amendment to the approved scheme, in order to make a small exterior alteration to the ground floor of the eastern office unit (10 Brock Street) originally approved within the development scheme.

The alteration consists of the insertion of a louvre, measuring 1.5 metres wide and 0.8 metres tall within one of the panels in the elevation. The louvre will be inserted into the glazed panel of the elevation, approximately 4.3 metres from ground level (measured from the bottom of the louvre) and an opaque glass panel fitted below it to fill in the remaining part of the panel. The louvre will be located close to the emergency exit door in this elevation, which serves the internal staircase for the building.

The alteration is proposed to accommodate a ventilation system within the office unit, which is being fitted as part of the internal fit out of the unit in preparation for new tenants (the applicant) to move in.

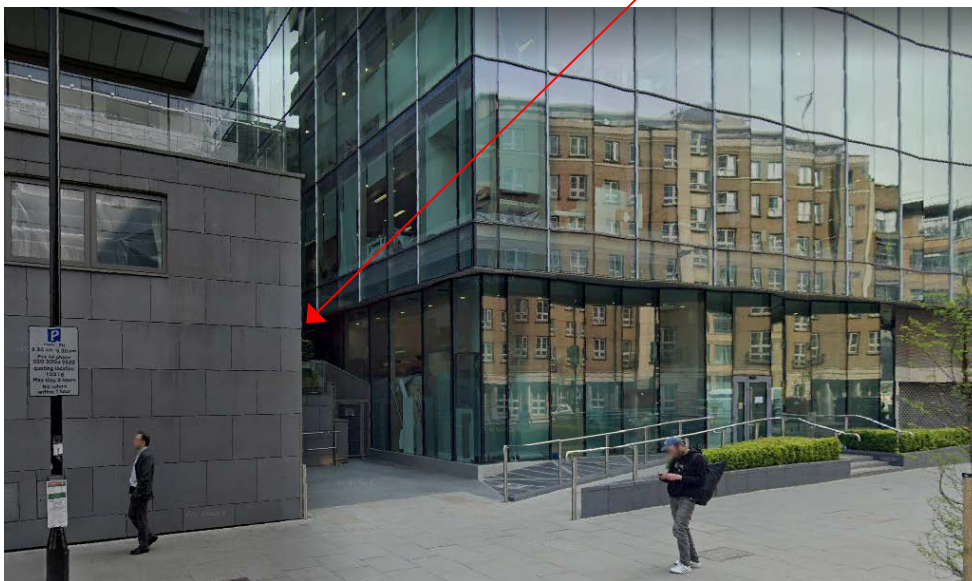
The location of the louvre is in a very discrete location under an overhang on the east elevation, with the area to the east of the building also not being publicly accessible with gates at either end. These gates are shown in the photographs below, with the location of the replacement louvre shown not to be readily visible.

View from Brock Street



View from Drummond Street

Approximate location of louvre



Section 96A of the Town and Country Planning Act allows a Local Planning Authority to make a change to any planning permission if they are satisfied that the change is not material. There is not a statutory definition of 'non-material' and each case must be considered on its merits. To aid the consideration of such applications there are a number of distinct tests that would need to be met in order for an amendment to be considered 'non-material'.

These tests include:

- whether or not the proposed change would reasonably cause any third party or body, who participated in, or were informed of, the original decision-making process to be prejudiced or disadvantaged in any way;

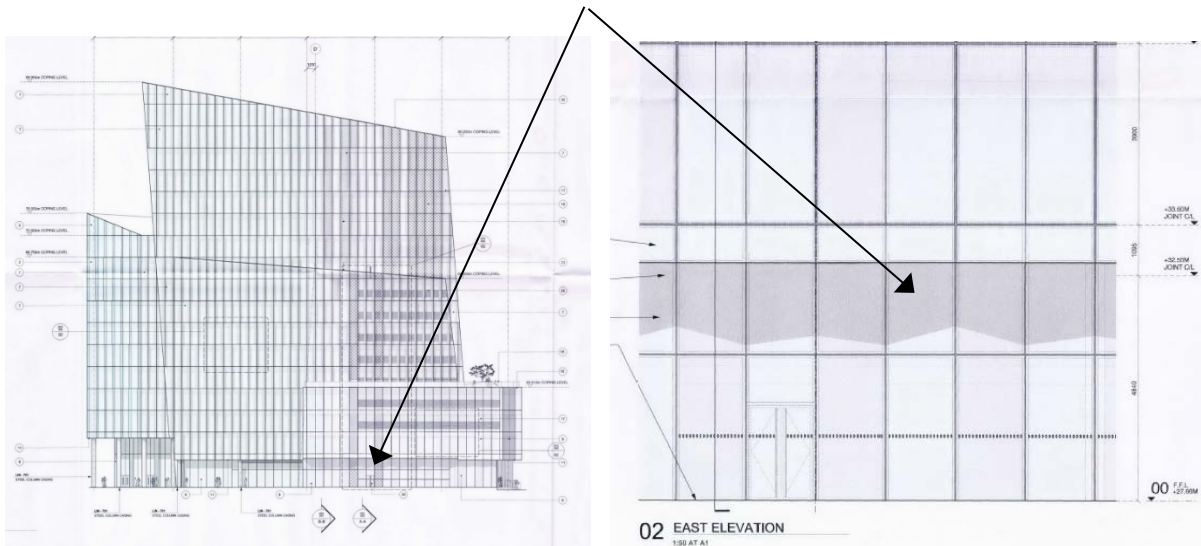


- whether or not the proposed change would be of sufficient scale or magnitude such that it would alter the original planning decision; and
- whether or not the proposed change would introduce new environmental or planning considerations which would not have reasonably been considered in the determination of the original planning application.

The proposed alteration does not cause any third party to be prejudiced or disadvantaged in any way.

The proposed addition of a louvre to this elevation does not materially alter the scheme in terms of impact on the character of the area. The louvre is an insignificantly small addition to the approved development, a large building which is 17 storeys high but stepped down to 9 storeys high where the louvre is proposed. The louvre itself will not be visible within the public realm as it is located on an elevation which faces onto a small service alleyway and behind a stepped landscape feature. As it is not visible from the public realm, the louvre does not affect the character of the building when seen from the public realm. Even if it were visible, it is of such a small scale and relates well to the character of the building in which it is to be inserted, given the commercial appearance of the building and the existence of louvres in other parts of the building. Below are the previously approved elevations and an indication of the location of the new louvre in these.

Location of new louvre to be inserted in east elevation



The addition of a louvre into this elevation will not alter the original planning decision and does not introduce new environmental or planning considerations which would not have reasonably been considered in the determination of the original planning application.

As such, the proposed change is non-material and respectfully request permission is granted within 28 days.

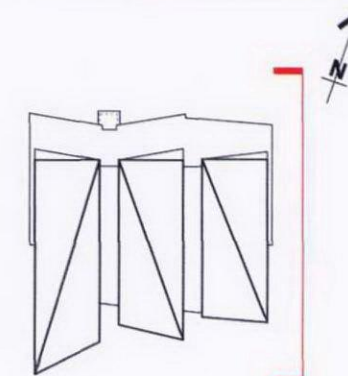
Yours faithfully

**Nick Jenkins MRICS**  
Director

Copy of approved plans that are to be partially updated by this submission

- Existing East Elevation (dwg. no. WE-A-070-213)
- Existing East Elevation Section A-A (dwg. no. WE-A-070-405)

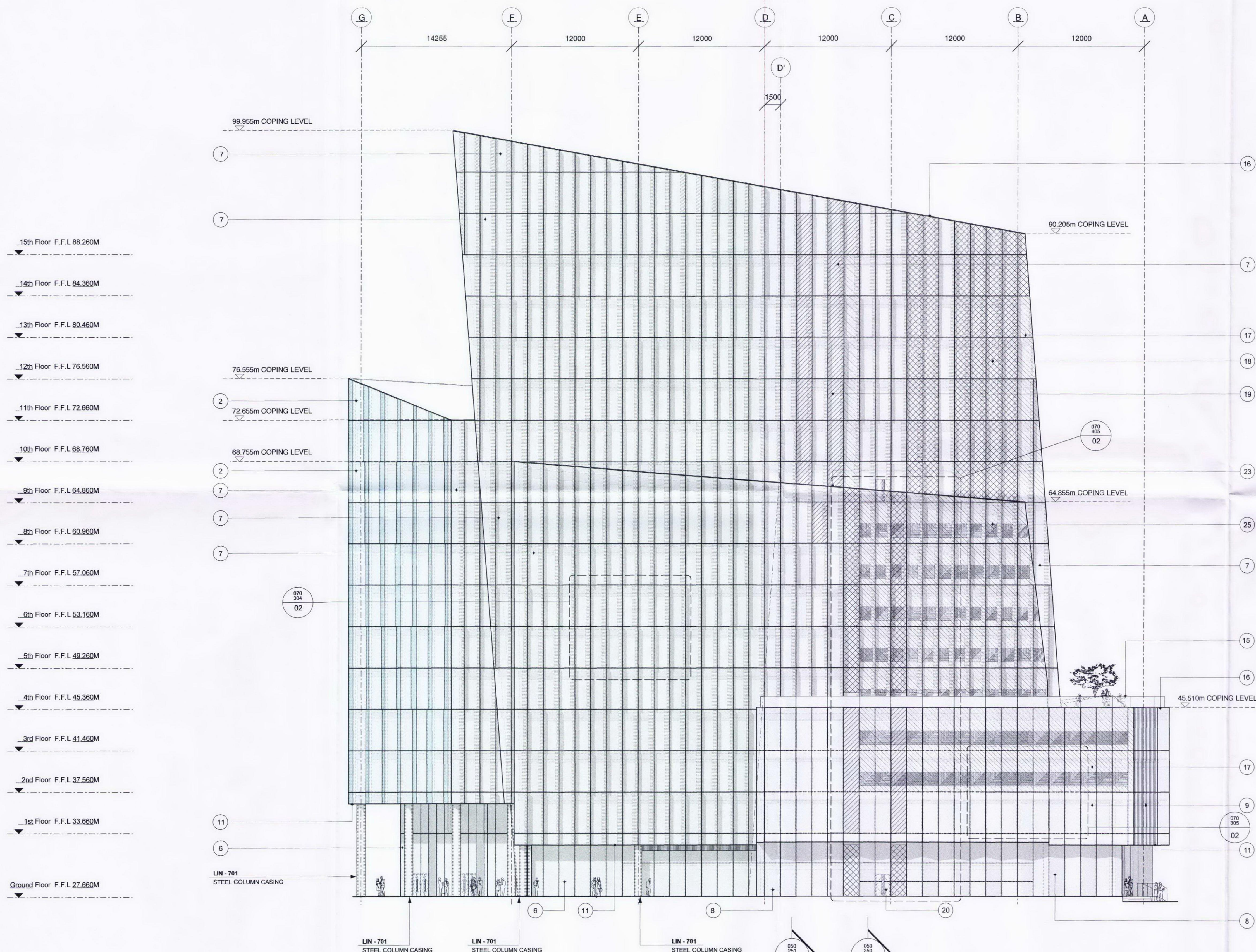




Key Plan

CLADDING PACKAGE - LEGEND

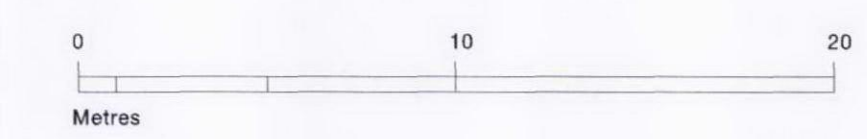
- 1. EWS-01  
SOUTH FACADE  
CENTRE BLOCK, OUTWARDS INCLINED  
LEVEL 2-15
- 2. EWS-01A  
SOUTH FACADE  
WEST BLOCK, VERTICAL  
LEVEL 2-11
- 3. EWS-01B  
SOUTH FACADE  
EAST BLOCK, VERTICAL  
LEVEL 1-7
- 25. EWS-01C  
SOUTH & EAST FACADES  
EAST BLOCK, VERTICAL  
LEVEL 8-9 DOUBLE HEIGHT
- 4. EWS-02  
RECESSED FACADE
- 5. EWS-03  
ENTRANCE FACADE
- 6. EWS-04  
GROUND FLOOR FACADE
- 7. EWS-05  
MAIN TYPE EAST/WEST  
LEVEL 1-14
- 8. EWS-06  
EAST/WEST/NORTH  
ZIGZAG FACADE
- 9. EWS-07  
NORTH SHOULDER  
LEVEL 1-3
- 10. EWS-08  
NORTH FOLDED FACADE
- 11. EWS-09  
GROUND FLOOR SOFFITS
- 12. RL-01  
ATRIUM ROOFLIGHT
- 13. RL-02  
GLASS CANOPY
- 14. BL-01  
(BY OTHERS)
- 15. BL-02  
ROOF LEVELS  
BALUSTRADE
- 16. COPING
- 17. COMPLETE OR PARTIAL  
OBSCURE GLASS, DESIGN  
TO BE DETERMINED
- 18. INSULATED SHADOW BOX  
ON INSULATED CONCRETE  
WALL
- 19. INSULATED SHADOW BOX
- 20. ACCESS DOORS
- 21. ATRIA SMOKE VENTS
- 22. NATURAL ANODISED LOUVRES
- 23. AUTOMATIC ATRIA VENTS
- 24. PLANTER
- SHADOW BOX TYPES
- VERTICAL FIRE STOP
- SV SMOKE VENTS
- DIB DOUBLE INLET BREACHING



01 EAST ELEVATION  
1:200 AT A1

Rev	Date	Description	By	Chkd
-	22/11/2011	Discharge of Planning Condition 2	SE	GM

Do not Scale. Use figured dimensions only. All dimensions to be checked on site  
 All drawings to be read in conjunction with the Engineers' drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.  
 The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.  
 These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.



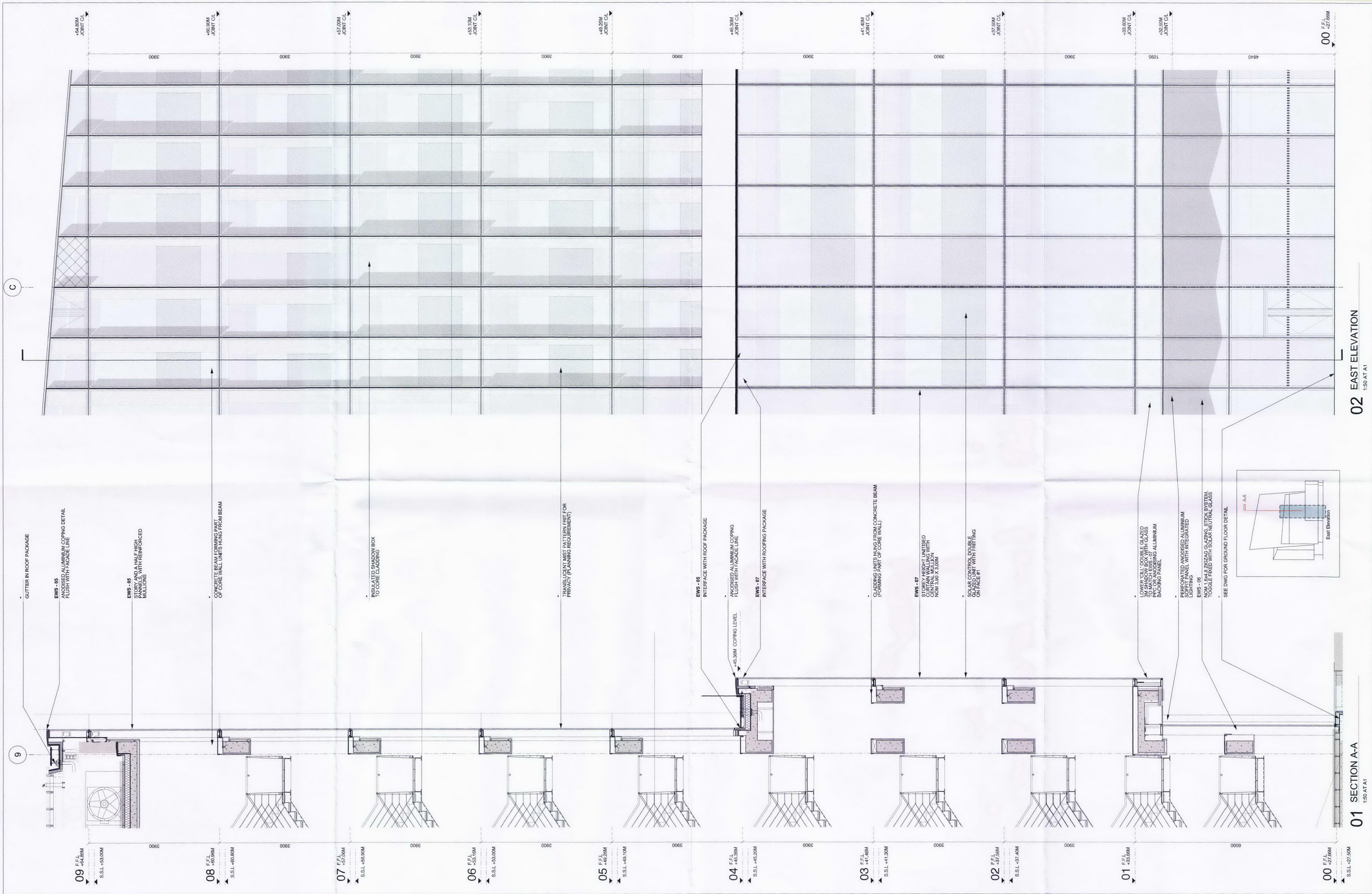
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**WilkinsonEyre.Architects**

Project:	10 Brock Street
Title:	East Elevation CONDITION 2
Scale @A1:	1:200
Drawing and CAD File Number:	351 WE-A-070-213
Rev:	-



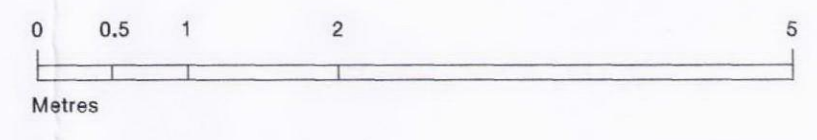


02 EAST ELEVATION  
1:50 AT A1

01 SECTION A-A  
1:50 AT A1

Rev	Date	Description	By	Chkd
-	22/11/2011	Discharge of Planning Condition 2	SE	GM

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Project:	10 Brock Street
Title:	East Elevation (EWS - 05) / CONDITION 2
Scale @A1:	1:50
Drawing and CAD File Number:	WE-A-070-405
Rev:	-