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Dear Sir / Madam,

Non Material Amendment Application relating to 49-51 Farringdon Road, London, EC1M 3JP

I write on behalf of the applicant, Signet Prop Ltd, in relation to the above site.

This letter is written in support of a section 96 application for a non-material amendment (NMA) to the scheme approved on 07 August 2020 (2019/4362/P). The approved development is for:

Part change of ground floor from healthcare use (Class D1) to combined retail (Class A1) and office (Class B1) uses, connected to the office (Class B1) use at lower ground floor; replacement roof extension at fifth floor level; first floor rear extension; restoration of facade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; installation of first floor rooftop plant; and internal reconfiguration and refurbishment.

Specifically, this NMA application is for:

Application for a non-material amendment to planning permission ref: 2019/4362/P. Namely, to amend the design of the shopfront and confirm existing render to front elevation to be repaired and repainted.

The following documents have been submitted in support of this amendment:

- Application form
- Location plan
- Approved drawings
- Proposed drawings

The NMA is being submitted via the planning portal and will be accompanied by a fee paid by the applicant.

Proposed amendments

This NMA seeks to amend the shopfront to a more symmetrical design. The amended shopfront design will retain the approved features including fascia, transom light and stall riser. The shopfront will continue to be in metal.

This NMA also seeks to clarify that the existing render will be repaired and repainted to the front elevation.





This NMA requires the substitution of the following approved drawing:

Approved Drawing	Proposed Drawing
P030 Revision A - Farringdon Road elevation	P030 Revision B - Farringdon Road elevation
P300 Revision A - Shopfront	P300 Revision B - Shopfront

Summary

The proposed amendments are non-material in nature and are fully consistent with the scope of the planning permission. The components of the approved shopfront will be retained with the changes relating to the symmetrical appearance which is considered to be more appropriate for future tenants. The proposed treatment of the existing brick façade is considered entirely appropriate. In respect of section 96, it is therefore respectfully requested that officers grant consent for these non-material amendments.

I trust the above is clear and in order, but should you wish to discuss further please feel free to contact me on the details set out at the head of this letter.

Yours sincerely

Aimee Squires
Associate Director