

Application ref: 2020/3333/P
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Date: 21 August 2020

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DP9 Ltd
100 Pall Mall
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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:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place,
Mount Pleasant, Gough Street & Calthorpe St. Camden WC1.**

Proposal: Amendment of planning condition 2 (approved plans), to update relevant drawing numbers, to planning permission 2013/3807/P granted on 30th March 2015 (as amended by 2018/0817/P, 2018/1054/P, 2018/2586/P, 2019/1931/P, 2019/3364/P, 2019/4136/P, 2019/0921/P) by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, flexible retail and community floorspace and associated works (summary)). THE CHANGES to the approved scheme include updates to entrance door design; introduction of louvred spandrel panels; updates to A6 main entrance doors and to Level 04 terrace fenestration/doors

Drawing Nos: Approved drawings: 905201 Rev E; 905202 Rev C; 905203 Rev C; 905204 Rev C; 905205 Rev E; 905206 Rev C; 905207 Rev C; 905208 Rev C.

Superseded drawings: 905201 Rev A; 905202 Rev A; 905203 Rev A; 905204 Rev A; 905205 Rev A; 905206 Rev A; 905207 Rev A; 905208 Rev A; 910412 Rev A; 910413 Rev A.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 2013/3807/P dated 30/03/2015 shall be replaced with the following condition:

CONDITION 2:

The development hereby approved shall, unless reserved for approval within another condition attached to this decision or within an associated legal agreement, be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority:

Building plans-

(11159_MP_(00)_) P001 P2; P002 P2; P003 P1; P010 P2; P011 P2; P012 P1; P015 P2; P098-101 P2; P103 P1; P114 P3; P200-201 P1; P300-301 P1.

(11159_P1_(00)_) P020-023 P1; P098-114 P2; P150-151 P1; P152-157 P2; P158 P1; P159-162 P2; P163 P1; P164-166 P2; P167 P1; P300 P1.

(11159_P1_(00)_) P400-402 P1; P403-404 P2; P500 P1.

(1660_P2_00_) P010 P1; P020-23 P2; P102-111 P2; P150-156 P1; P160-P162 P2; P202 P2; P401-402 P1; P403 P2; P500 P1.

905201 Rev E; 905202 Rev C; 905203 Rev C; 905204 Rev C; 905205 Rev E; 905206 Rev C; 905207 Rev C; 905208 Rev C; 910412 Rev A; 910413 Rev A.

Landscaping plans-

(LL435_MP_(00)_) 040 P3; 050 P2; 100 P2; 114 P3; 150 P3.

(LL435_P1_(00)_) 151 P2; 100 P2.

(LL435_P2_(00)_) 100 P2; 110 P2.

Reason: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, for the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval.

This non-material amendment (NMA) is limited to the updating of elevations to Phase 1 of the approved development. A number of other NMAs have been approved at this site, in particular a number of changes under approval 2018/0817/P dated 01/05/2018. The proposed amendments under this NMA relate to detailed design development for Block A which is currently under construction. Overall they are considered minor and include updated to entrance door design, introduction of louvred ventilation spandrel panels and other amendments to windows and doors. There are no internal amendments proposed nor changes to the approved floorspace, residential units or mix, affordable housing or the commercial units. The changes proposed are set out on detailed comparison drawings to support the clean set of drawings.

Government guidance states that there is no statutory definition of 'non-material'. The National Planning Practice Guidance (NPPG) makes it clear that this is because whether changes are non-material is dependent on the context of the overall scheme. The subject scheme is a large major development providing more than 39,547sqm of floorspace and the creation of a new urban block. Any proposed changes must be considered in this context.

The cumulative external amendments, in the context of the original approval of

buildings that are up to 15 storeys high, are not considered to materially alter its appearance, character, height, scale or massing. The proposed amendments are mostly to the detailed design of the proposal and the final appearance of the development is largely controlled by a series of planning conditions (including materials, landscaping, plant equipment, PV etc.) that require further details to be approved by the Council. Therefore, many of the detailed elements are reserved for formal submission to be scrutinised under the Approval of Details procedure.

The building is not increasing in footprint, height or massing. It is therefore considered that there would not be a material change to the impact on neighbouring amenity in terms of daylight/sunlight, overbearing or loss of outlook impacts.

Provisions relating to statutory consultation and publicity do not apply to NMAs. Notwithstanding this, no comments from third parties have been received.

On this basis the proposed amendments, individually and when considered cumulatively, are considered to constitute non-material amendments in the context of the original approved scheme. It is considered that the changes would not materially alter the appearance of the building, the nature and scale of the development nor would it result in a significant increase to neighbouring amenity impacts.

- 2 You are advised that this decision relates only to the changes described above and shall only be read in the context of the substantive permission granted on 30/03/2015, under reference number 2013/3807/P and is bound by all the conditions and legal 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



Daniel Pope
Director of Economy, Regeneration and Investment

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