

Planning and Regeneration  
Culture & Environment  
Directorate  
London Borough of Camden  
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London  
N1C 4AG

**Date:** 6 January 2020

**Our ref:** 60385/01/NG/SF/19231244v1/19231244v1

**Your ref:** PP-09366593

Dear Sir/Madam

## **Application under Section 96A (Town and Country Planning Act 1990) for non-material amendments**

### **13 Fitzroy Street, London, W1T 4BQ**

On behalf of our client Workspace Group Plc, please find enclosed an application seeking approval for a non-material amendment (NMA) to planning permission ref. 2019/2198/P (dated 10 July 2020).

This letter lists the enclosed application documents, provides an overview of the proposed amendments to the approved scheme and provides an assessment of the acceptability of these amendments.

### **Application Submission**

The application, which has been submitted via the Planning Portal (PP-09366593), comprises the following documents:

- 1 Application form and certificates;
- 2 Application Drawings (see Appendix 1 for the schedule of drawings); and
- 3 Design Statement.

### **Background & Planning History**

Workspace is a London-wide landowner and estate manager providing flexible accommodation for small to medium enterprises (SMEs). Workspace is geared towards helping businesses perform at their very best. The Workspace Advantage is the unique customer offer and openness to all - they provide inspiring, flexible work spaces with super-fast technology in dynamic London locations. The way businesses work is changing. That's why Workspace continually invests in providing the technology infrastructure that enables customers to think and move fast and, alongside their working environment, is tailored to each individual business.

In April 2019, a full planning application was submitted for the extension and external alterations to No. 13 Fitzroy Street, London Borough of Camden (LB Camden). The application sought:

*“Construction of a two-storey rooftop extension to Block B to create additional B1 floorspace, reconfiguration of the existing main entrance and atrium and external façade alterations, alongside creation of a roof terrace and rationalisation and replacement of rooftop plant.”*

The application was granted planning permission on 10 July 2020 (ref. 2019/2198/P).

### **Proposed Non-Material Amendments**

Following detailed design development, small scale design changes to the approved scheme are proposed. The accompanying plans and Design Statement highlight the proposed alterations. In summary the key changes include:

- Alterations to the Main Entrance are proposed, this includes raising the door so that it sits directly below the existing facade green ventilation duct. The number of glass panels are also proposed to be reduced, to simplify the design by having two glazed main entrance doors with two large glass panels either side of the entrance.
- The existing building includes roller shutters along Cleveland Mews, which open into an existing car park. This application looks to retain the existing roller shutters, thereby maintaining the existing lower ground floor façade design.
- This proposal looks to maintain the existing location for the bin store and introduce a new enclosure around it, set-back from street level. The enclosure will be formed of metal cladding to match the existing facade. The location of the door to the bicycle store will also be modified to avoid the bin store.
- The 2-storey extension contains PPC aluminium cladding, this NMA seeks to change the profile of the cladding from a flat sheet to a profiled section.
- The previous building had a corner extension that included a lift that provided access for the new terrace. However, it has been found that the lift access from the new extension had an intricate route that is not DDA compliant. To overcome this, it is proposed that one of the existing lifts is extended and the corner extension is removed.
- The terrace at roof level included two escape routes that were proposed to be clad with a light weight timber deck flooring between the railings. However, the one of the approved escape routes had a significant change of level and a very narrow stair that would not be sufficient enough to provide a safe escape route. In light of these findings, and following fire consultant advice the proposals have been amended to allow for a single escape route.
- The consented scheme included a roof plant enclosure and safety balustrade to the roof of Block B. Through the design development of the project, the plant equipment located at roof level is no longer proposed and as such there is no need for the roof plant enclosure on the roof of Block B. Moreover, as there is now no longer need for regular access to the roof, it is proposed that the balustrade is replaced with a man-safe system.

### **Conclusion**

In the context of the development, the proposed changes are considered to not result in a material impact on what was previously approved under planning permission 2019/2198/P. It is therefore considered that the proposed amendments can be approved as a non-material amendment.

In the meantime, we look forward to receiving confirmation that the application has been registered and validated in order for the statutory consultation period to commence.

If you have any queries, please do not hesitate to contact myself or my colleague Hannah Whitney.



Yours faithfully

A handwritten signature in cursive script that reads "Sarah Fabes".

**Sarah Fabes**  
Senior Planner

Copy: Workspace Group



**Appendix 1 – Drawing Schedule**

Drawing No.	Drawing Title	Revision
SQP-ZZ-ZZ-DP-A-PL112	Proposed Block Plan	A
SQP-B1-LGF-DR-A-PL113	Proposed LGround Floor Plan	A
SQP-B1-GF-DR-A-PL114	Ground Floor Plan	A
SQP-B1-RF-DR-A-PL121	Proposed Roof Plan	B
SQP-B1-ZZ-DE-A-PL211	Proposed North Elevation	B
SQP-B1-ZZ-DE-A-PL212	Proposed South Elevation	A
SQP-B1-ZZ-DE-A-PL213	Proposed East Elevation	A
SQP-B1-ZZ-DE-A-PL214	Proposed West Elevation	B
SQP-B1-ZZ-DE-A-PL311	Proposed Section A-A	B
SQP-B1-ZZ-DE-A-PL312	Proposed Section B-B	B