

Application ref: 2021/0056/P  
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Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**13 Fitzroy Street**  
**London**  
**W1T 4BQ**

Proposal: Non-material amendments to planning permission ref: 2019/2198/P dated 10/07/2020 for 'Construction of a two storey rooftop extension to Block B to create additional B1 floorspace', comprising reconfiguration of the existing main entrance and atrium, external facade alterations, changes at roof level incorporating revised terrace entrance and rationalisation and replacement of rooftop plant.

Drawing Nos:

Superseded:

17066-SQP-ZZ-ZZ-DP-A-PL112, 17066-SQP-B1-LGF-DR-A-PL113, 17066-SQP-B1-GF-DR-A-PL114, 17066-SQP-B1-RF-DR-A-PL121, 17066-SQP-B1-ZZ-DE-A-PL211, 17066-SQP-B1-ZZ-DE-A-PL212, 17066-SQP-B1-ZZ-DE-A-PL213, 17066-SQP-B1-ZZ-DE-A-PL214, 17066-SQP-B1-ZZ-DE-A-PL311, and 17066-SQP-A-PL312

Amended by:

FITZ-SQP-ZZ-ZZ-DP-A-PL112 RevB, FITZ-SQP-B1-LGF-DR-A-PL113 RevB, FITZ-SQP-B1-GF-DR-A-PL114 RevA, FITZ-SQP-B1-RF-DR-A-PL121 RevC, FITZ-SQP-B1-ZZ-DE-A-PL211 RevC, FITZ-SQP-B1-ZZ-DE-A-PL212 RevB, FITZ-SQP-B1-ZZ-DE-A-PL213 RevB, FITZ-SQP-B1-ZZ-DE-A-PL214 RevC, FITZ-SQP-B1-ZZ-DE-A-PL311 RevC, and FITZ-SQP-B1-ZZ-DE-A-PL312 RevC

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.3 of planning permission 2019/2198/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 17066\_PL101, 17066\_PL102, 17066\_PL103, 17066\_PL104, 17066\_PL105, 17066\_PL106, 17066\_PL107, 17066\_PL108, 17066\_PL109, 17066\_PL110, 17066\_PL111, 17066\_PL112 RevB, 17066\_PL113 RevB, 17066\_PL114 RevA, 17066\_PL115, 17066\_PL116, 17066\_PL117, 17066\_PL118, 17066\_PL119, 17066\_PL120, 17066\_PL121 RevC, 17066\_PL201, 17066\_PL202, 17066\_PL203, 17066\_PL204, 17066\_PL211 RevC, 17066\_PL212 RevB, 17066\_PL213 RevB, 17066\_PL214 RevC, 17066\_PL301, 17066\_PL302, 17066\_PL311 RevC, 17066\_PL312 RevC, SK-P-001, Cover letter April 19, Daylight and Sunlight Report April 19, Design and Access Statement April 19, Draft Framework Travel Plan April 19, Economic Benefits Assessment April 19, Noise Impact Assessment (updated) 17 February 2020, Planning Statement April 19, Transport Statement April 19, Transport Note - Disabled Parking August 19.

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

Informative(s):

#### 1 Reason for granting approval

The changes proposed follow detailed design amendment and are summarised as follows: changes to the main entrance on Fitzroy Street; keeping the inset roller shutter doors at ground floor back entrance facing Cleveland Mews as existing; maintaining the existing location of the refuse store to within the loading bay incorporating an enclosure and changing the location of the cycle store door; changing the cladding from PPC aluminium from a flat sheet to a profiled section; the incorporation of a new lift overrun to access the roof terrace, including the removal of part of a corner extension; layout changes to the roof terrace to provide a single accessible fire escape route and a bar; and the removal of a plant enclosure and the replacement of a balustrade with a 'man-safe' system.

Overall the changes are considered to be non-material as they do not change the nature or description of the development; do not change the application site area, materially increase the height of the building (with the small exception of the lift overrun), or change the amount of new floorspace granted; they do not materially alter the appearance of the building with its completed extension or materially impact on the character and appearance of the surrounding townscape or heritage assets; and has no greater impact on amenity of neighbours.

Given the nature of the application as a non-material amendment to a previously approved scheme, no external consultation was undertaken. The site's planning history was taken into account when making this decision. The full impact of the proposed roof extension and associated works has already been assessed by virtue of the decision taken for the approved scheme reference 2019/2198/P, granted subject to S106 Planning Obligation dated 10/07/2020.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the drawings listed above and shall only be read in the context of the substantive permission granted on 10/07/2020 under reference number 2019/2198/P and is bound by all the conditions and the associated S106 Planning Obligation 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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