

Application ref: 2021/3041/P  
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19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**20-23 Greville Street**  
**London**  
**EC1N 8SS**

Proposal: Amendments to planning permission dated 19/06/2019 reference 2018/0910/P (for the Change of use of existing office use at basement, ground floor and 1st floor to retail/restaurant use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works), namely for changes to façade proportions and details, 5th floor window size, roof mesh overrun, colonnade level and internal layouts.

Drawing Nos:

Superseded drawings:

248-500 rev L, 248-501 rev O, 248-502 rev L, 248-503 rev J, 248-504 rev J, 248-505 rev J, 248-506 rev L, 248-507 rev L, 248-600 rev K, 248-602 rev H, 248-604 rev I, 248-606 rev D, 248-607 rev F, 248-700 rev G, 248-701 rev L, 248-703 rev B, 248-803 rev C, 248-804 rev A, 248\_1008\_RevT2, 248\_1100\_RevT2, 248\_1101\_RevT2, 248\_1102\_RevT2, 248\_2011\_RevT1.

Amended drawings:

GS-GRW-XX-B-DR-A-1000 rev C05, GS-GRW-XX-00-DR-A-1001 rev C04, GS-GRW-XX-01-DR-A-1002 rev C03, GS-GRW-XX-02-DR-A-1003 rev C03, GS-GRW-XX-03-DR-A-1004 rev C03, GS-GRW-XX-04-DR-A-1005 rev C03, GS-GRW-XX-05-DR-A-1006 rev C04, GS-GRW-XX-06-DR-A-1007 rev C04, GS-GRW-XX-R-DR-A-1008 rev C03, GS-

GRW-XX-XX-DR-A-1200B rev C02, GS-GRW-XX-XX-DR-A-1100 rev C03, GS-GRW-XX-XX-DR-A-1101 rev C03.

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 2018/0910/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 248-050 rev A, 248-100 rev A, 248-101 rev A, 248-102 rev A, 248-103 rev A, 248-104 rev A, 248-105 rev A, 248-106 rev A, 248-107 rev A, 248-200 rev A, 248-201 rev A, 248-202 rev A, 248-203 rev A, 248-205 rev A, 248-206 rev A (existing east context elevation), 248-206 rev A (existing west context elevation), 248-207 rev A, 248-300 rev A, 248-301 rev A.

Proposed: GS-GRW-XX-B-DR-A-1000 rev C05, GS-GRW-XX-00-DR-A-1001 rev C04, GS-GRW-XX-01-DR-A-1002 rev C03, GS-GRW-XX-02-DR-A-1003 rev C03, GS-GRW-XX-03-DR-A-1004 rev C03, GS-GRW-XX-04-DR-A-1005 rev C03, GS-GRW-XX-05-DR-A-1006 rev C04, GS-GRW-XX-06-DR-A-1007 rev C04, GS-GRW-XX-R-DR-A-1008 rev C03, GS-GRW-XX-XX-DR-A-1200B rev C02, GS-GRW-XX-XX-DR-A-1100 rev C03, GS-GRW-XX-XX-DR-A-1101 rev C03.

Documents: Air Quality Assessment rev C02 dated 16/04/2018 and addendum received 02/07/2018, Sustainability Statement rev 01 dated 16/01/2018, Energy Statement rev 01 dated 16/01/2018 and email from Tibbalds dated 02/07/2018, Sustainable Drainage Strategy Ref: J3304-C-RP-0001 rev 03, Transport Assessment dated January 2018, Planning Noise Survey Report ref: 17483-R03-A dated 12 January 2018, Historic Building Report dated January 2018, Framework Employee Travel Plan dated January 2018, Design and Access Statement dated January 2018, Draft Delivery and Servicing Plan dated January 2018, Daylight and Sunlight Report dated 20 December 2017, Construction Management Plan dated January 2018, BREEAM Preassessment Tracker & Action List for Retail Refurbishment rev 1 dated 16/01/2018, BREEAM Pre-assessment Tracker & Action List for Office New Build rev 1 dated 16/01/2018, Archaeological Report dated January 2018, Planning Statement dated January 2018.

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

For the purposes of this decision, condition no.20 shall be added to planning permission 2018/0910/P:

#### NEW CONDITION 20

The lower window panes of the two dormer windows to the right hand side of the rear elevation shall be fitted with obscure glazing and permanently retained as such.

Reason: In order to prevent overlooking of the neighbouring residential occupants in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

For the purposes of this decision, condition no.21 shall be added to planning permission 2018/0910/P:

#### NEW CONDITION 21

The outward-opening doors at ground floor level shall be alarmed and used only in the event of fire or emergency.

Reason: In order to provide a safe and secure development and to ensure the development does not impact pedestrian flow on the public highway in accordance with policies C5, C6 and T1 of the Camden Local Plan 2017.

#### Informative(s):

##### 1 Reasons for granting approval

The proposed amendments include the following changes:

- Changes to fifth floor window size, and amendments to facade proportions and details in response to services integration (including ventilation and concealed gutters), cladding design development and the results of post demolition survey.

The changes to the façade proportions are considered minor changes that would not significantly impact upon the approved design or the finished character of the building. The proposed dormer windows would be slightly larger than the previously approved amendments (NMA reference 2019/1456/P), but would still be appropriate for the building. The proposed drawings correct the height of the neighbouring buildings which were found to be incorrect following a full survey of the host and neighbouring buildings. Due to the angle between the windows and the neighbouring terrace, it is unlikely that any significant overlooking would occur, but nevertheless, the applicant has agreed to install obscure glazing to the lower window pane to mitigate any perceived sense of overlooking. This shall be secured by condition.

Other amendments include changes to the west elevation window proportions to accommodate louvres, removal of the north elevation basement window, and changes to the width of the colonnade columns which are all considered minor changes in the context of the approved scheme.

- Changes to roof mesh overrun height.

The approved scheme includes the projection of the cladding upwards above the roof level to provide a parapet and shield roof level plant. The overrun would be increased by approximately 900mm at certain points, but the highest point would not be increased due to the stepped levels. This minor change would not result in an increased impact upon neighbouring amenity or the design of the building compared to the approved scheme.

- Changes to the rear colonnade levels to align with survey information and provide level access to the rear office entrance.

Following approval of the original application, full site surveys were completed which showed a more significant level change between Greville Street and Bleeding Heart Yard than previously anticipated. In order to overcome this, the proposals show changes to the rear colonnade levels with a mixture of steps and ramps up to the Bleeding Heart Yard, as well as ramped access from the yard entrance passage down to the office entrance. These changes are considered acceptable and would not result in any detrimental changes to access to the building.

- Minor amendments to core and internal layouts including a reduction in mezzanine floor area and increased refuse storage provision.

These changes would involve internal alterations only, which would not impact on the character or appearance of the building.

The drawings also show two sets of doors opening outwards onto Greville Street; however, these are emergency exits and would not be used on a day to day basis, being used only in emergencies and fitted with self-closing mechanisms. A condition shall secure their use for such purposes and prevent everyday use.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. The site's planning history was taken into account when coming to this decision.

It is considered that the changes can be regarded as relatively minor and as a non-material variation of the approved scheme granted on 19/06/2019 under ref: 2018/0910/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 19/06/2019 under reference number 2018/0910/P and is bound by all the conditions and 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  
Chief Planning Officer

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