

Application ref: 2021/5884/P
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Date: 12 January 2022

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Firstplan
Broadwall House
21 Broadwall
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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:

The Griffin Building
83 Clerkenwell Road
London
EC1R 5AR

Proposal: Amendment to planning permission reference 2020/4823/P dated 04/05/21 (for erection of rear extension to office building; external alterations including new entrance on Hatton Garden elevation, alterations to plinths to existing railings, staircase to front lightwell, dropping cills of windows and alteration to door at lower ground floor, louvres to existing rear extension; creation of new roof terraces and associated access; installation of roof plant with enclosure), namely to amend the approved parapet height of the roof terrace access structure, detailing of the curtain walling, positioning of louvres on the rear elevation, window positioning on the rear of the third-floor extension and the detailing of one replacement rooflight.

Drawing Nos:

Superseded:

659-PL-302 Rev. P1, 659-PL-200 Rev. P1, 659-PL-103 Rev. P2

Revised:

659-PL-302 Rev. P2, 659-PL-200 Rev. P2, 659-PL-103 Rev. P3

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 2020/4823/P dated 04/05/2021 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 and documents-

Energy Strategy REF. P1683-ENE-01, Noise Impact Assessment ref. AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020, Site Location Plan, ref: 659-00-010 P1, Existing Lower Ground Floor Plan, ref: 659-EX-099 P1, Existing Ground Floor Plan, ref: 659-EX-100 P1, Existing First Floor Plan, ref: 659-EX-101 P1, Existing Second Floor Plan, ref: 659-EX-102 P1, Existing Third Floor Plan, ref: 659-EX-103 P1, Existing Roof Plan, ref: 659-EX-104 P1, Existing Section AA, ref: 659-EX-200 P1, Existing Section BB, ref: 659-EX-201 P1, Existing Elevation Clerkenwell Road, ref: 659-EX-300 P1, Existing Elevation Hatton Garden, ref: 659-EX-301 P1, Existing Rear Elevations, ref: 659-EX-302 P1, Proposed Lower Ground Floor Plan, ref: 659-PL-099 P2, Proposed Ground Floor Plan, ref: 659-PL-100 P2, Proposed First Floor Plan, ref: 659-PL-101 P1, Proposed Second Floor Plan, 659-PL-102 P1, Proposed Third Floor Plan, ref: 659-PL-103 P3, Proposed Fourth Floor Plan, ref: 659-PL-104 P2, Proposed Roof Plan, ref: 659-PL-105 P1, Proposed Section AA, ref: 659-PL-200 P2, Proposed Section BB, ref: 659-PL-201 P1, Proposed Ground Floor Extension Section, ref: 659-PL-202 P1, Hatton Garden Section, ref: 659-PL-203 P1, Proposed Elevation Clerkenwell Road, ref: 659-PL-300 P1, Proposed Elevation Hatton Garden, ref: 659-PL-301 P1, Proposed Rear Elevations, ref: 659-PL-302 P2

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

Informative(s):

1 Reason for granting approval-

The proposals seek to increase the parapet height of the top floor of the roof terrace access structure. Whilst this is getting taller on the elevations, the approved Section AA showed it at the taller height. The upstand adjacent to the plant area remains the same height and there is no change to the front elevations. Overall the increase in height is considered minor in design and heritage terms.

In addition, there are minor changes to the proposed curtain walling, repositioning of some of the rear louvres and an adjustment to the window positioning on the rear of the third floor extension and the detailing of one of the replacement rooflights.

The proposed alterations are minimal in terms of visual appearance and there would be no harm from the amendments to neighbouring residential amenities. The alterations are not visible from the street and would not significantly impact the overall design and appearance of the proposal.

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. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 04/05/2021 under reference number 2020/4823/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer

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