

Application ref: 2021/6196/P
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Date: 23 January 2022

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Magdalen House
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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:

St Andrews House
140 Saffron Hill
London
EC1N 8QN

Proposal: Amendments (change to method of fixing into brickwork below roof level and installation of 4 additional air bricks) to planning permission ref: 2021/2891/P granted 03/09/2021 for plant upgrade including new rooftop plant with enclosures.

Drawing Nos:

Superseded drawings: Planning structural report dated 07/06/2021, Outline schedule of works dated 21/05/2021, Design and Access Statement dated 10/06/2021

Amended drawings: Planning structural report version 02 dated 16/12/2021, Outline schedule of works rev P04 dated 16/12/2021, Design and Access Statement rev P04 dated 16/12/2021, SAH-AUK-ZZ-ZZ-DR-A-07122 rev P02.

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 2021/2891/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 drawings and documents:

SAH-AUK-ZZ-ZZ-DR-A-07001 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07002 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07003 rev P01, SAH-AUK-ZZ-00-DR-A-07130 rev P01, SAH-AUK-ZZ-01-DR-A-07131 rev P01, SAH-AUK-ZZ-02-DR-A-07132 rev P01, SAH-AUK-ZZ-03-DR-A-07133 rev P01, SAH-AUK-ZZ-04-DR-A-07134 rev P01, SAH-AUK-ZZ-RF-DR-A-07135 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07140 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07141 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07150 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07151 rev P01, SAH-AUK-ZZ-00-DR-A-07160 rev P01, SAH-AUK-ZZ-01-DR-A-07161 rev P01, SAH-AUK-ZZ-02-DR-A-07162 rev P01, SAH-AUK-ZZ-03-DR-A-07163 rev P01, SAH-AUK-ZZ-RF-DR-A-07164 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07171 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07180 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07181 rev P01, SAH-AUK-ZZ-00-DR-A-07100 rev P01, SAH-AUK-ZZ-01-DR-A-07101 rev P01, SAH-AUK-ZZ-02-DR-A-07102 rev P01, SAH-AUK-ZZ-03-DR-A-07103 rev P01, SAH-AUK-ZZ-04-DR-A-07104 rev P01, SAH-AUK-ZZ-RF-DR-A-07105 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07110 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07111 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07120 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07121 rev P01, SAH-AUK-ZZ-00-DR-A-07200 rev P01, SAH-AUK-ZZ-XX-DR-A-07210 rev P01, SAH-AUK-ZZ-XX-DR-A-07211 rev P01, SAH-AUK-A-07212, SAH-AUK-ZZ-XX-DR-A-07213 rev P01, SAH-AUK-ZZ-XX-DR-A-07214 rev P01, SAH-AUK-ZZ-XX-DR-A-07300 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07122 rev P02.

Energy and overheating summary dated May 2021, Noise survey and plant noise assessment dated 09/06/2021, Planning & Heritage assessment dated 11/06/2021, cover letters dated 11/06/2021 and 16/12/2021, Planning structural report dated 07/06/2021, Outline schedule of works dated 21/05/2021, and Design and Access Statement dated 10/06/2021.

Informative(s):

1 Reason for granting approval

The proposed amendments include changes to the method of fixing the approved plant enclosure into the roof. It was previously proposed to use resin rods, which would be changed to padstones fixed into the hidden brickwork beneath the roof. The works are required to ensure the enclosures are structurally sound and will not result in any visible changes compared to the approved scheme. The changes would not result in a harmful loss of historic fabric or harm to the plan form. The proposals also include the installation of an additional 4 air bricks which is considered an insignificant addition to the 43 previously approved.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. There would be no visual impact and the amendments would not materially impact the architectural aesthetic of the approved scheme or the significance of the listed building. As such, it is considered that the changes can be regarded as a non-material variation of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 03/09/2021 under reference 2021/2891/P.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission granted on 03/09/2021 under reference number 2021/2891/P and is bound by all the conditions 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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