

Application ref: 2022/0184/P
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Date: 10 March 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 alter pitch of plant screen.

Drawing Nos: Superseded: 659-PL-300 Rev. PI, 659-PL-105 Rev. PI
Revised: 659-PL-300 Rev. P3, 659-PL-105 Rev. P2, 659-27-804 Rev. C01

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 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- ENE-01, Noise Impact Assessment ref.

AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020,
Site Location Plan, 659-PL-300 Rev. P3, 659-PL-105 Rev. P2, 659-27-804 Rev.
C01, 659-00-010 P1, 659-EX-099 P1, 659-EX-100 P1, 659-EX-101 P1, 659-EX-
102 P1, 659-EX-103 P1, 659-EX-104 P1, 659-EX-200 P1, 659-EX-201 P1, 659-
EX-300 P1, 659-EX-301 P1, 659-EX-302 P1, 659-PL-099 P2, 659-PL-100 P2,
659-PL-101 P1, 659-PL-102 P1, 659-PL-103 P2, 659-PL-104 P2, 659-PL-200 P1,
659-PL-201 P1, 659-PL-202 P1, 659-PL-203 P1, 659-PL-301 P1, 659-PL-302 P1.

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

Informative(s):

1 Reason for granting approval-

The proposed alteration to the plant screen involves altering the pitch of its crank from 45 degrees to 90 degrees in places. This will have a very minor visual impact by virtue of its setback from Clerkenwell Road. The overall height and location remains the same as the change only relates to an increase in the pitch for acoustic performance requirements.

The proposed alterations are minimal in terms of visual appearance to the building and streetscene; 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 set out in the description and shall only be read in the context of the substantive permission granted on 04/05/21 under reference number 2020/4823/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



Daniel Pope

Chief Planning Officer

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