|  |  |  |
| --- | --- | --- |
|  |  | 70 St Mary AxeLondonEC3A 8BETel: +44 (0) 20 7493 4002 |
| Click or tap here to enter text. |
| 17 March 2022 |  |  |

Dear

### Introduction

On behalf of our client, the Honourable Society of Lincoln’s Inn please find enclosed an application (hereafter “Application”) made under Section 96A of the Town and Country Planning Act 1990, for non-material amendments to planning permission ref. 2021/2331/P (hereafter “the extant scheme”), which was approved by Camden Council on 10th November 2021. The extant scheme sought permission for the refurbishment of 77-78 Chancery Lane London WC2A 1AE.

Section 96A of the Town and Country Planning Act 1990 provides an appropriate mechanism to make a non-material amendment to planning permissions through the ability to remove or alter of existing planning conditions.

### Background

The extant application 2021/2331/P proposal is as following:

*Replacement of the existing shopfronts on front and side elevations, replacement of all existing windows, installation of air-condenser units within rooftop plant enclosure and associated installation of louvres, plus removal of the chimney stack. Drawing Nos: DR A 1100 - P01; DR A 2101- P03; DR A 2100 P03; DR A 1000 - P01; DR A 1100 - P01; Acoustic report by Sandy Brown ref 21120-R02-A; Design & Access Statement by Ingleton Wood*

The application was submitted to the London Borough of Camden and was subsequently approved 10th November 2021.

### Proposed amendment

Pursuant to the original application, the client wishes to make further amendments that reflect site conditions encountered on site following the commencement of development and further detailed technical design. .

The proposed amendments to the original application are as follows;

**Roof**

* + The increase in height of the existing roof-top enclosure by 70mm.

**Front Elevation**

* + The retention of an existing louvre on the front elevation

The increase in height of the existing roof enclosure is due to the discovery of an internal concreate plinth. The original plan was for that to be removed, but detailed investigations have revealed this to not be feasible due to it forming part of the structure serving the lift below.

The retention of the front louvre is necessary due to the existence of a substation below which vents (intake and extract) via the louvre and it is not feasible to alter the route of this existing ventilation route.

The proposed changes are illustrated in an updated drawing prepared by Ingleton Wood LLP. The proposed plans titled *DRA-A-2100 – C3* shows the proposed changes in clear detail. The drawing highlights the design changes to the roof and front elevation in a red-bubbled outline

We consider that changes to the front elevation to be non-material as this simply involves the retention of an existing feature (and therefore would in effect be a part-implementation of the extant consent.

In terms of the modest increase in height of the existing roof enclosure, the structure cannot be seen from any location within the public domain and therefore would have no material impact on the design of the building or any material impact on the conservation area. The increase in height is modest and would be barely discernible in the context of the scale of the building itself. The increase in height would not generate any material impacts in terms of amenity or outlook of any other party. No objections were received during the determination of the extant consent in connection with the alterations to the existing roof structure.

We conclude that the changes would be non-material in the meaning of Section 96A.

### Amendment to condition 3

The non-material amendment can be achieved by varying the drawings listed in condition 3 of the planning permission.

The original condition 3 of 2021/2331/P gave approval to the extant plans submitted (prior to works commencing). The condition 3 states:

*The development hereby permitted shall be carried out in accordance with the following approved plans: DR A 1100 - P01; DR A 2101- P03; DR A 2100 P03; DR A 1000 - P01; DR A 1100 - P01; Acoustic report by Sandy Brown ref 21120-R02-A; Design & Access Statement by Ingleton Wood*

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

Therefore, we seek for the drawings given approval in condition 3 to be amended. For the clarity, the table below lists the approved drawings of condition 3 and the proposed drawings we wish to submit with this application:

|  | AS APPROVED  |
| --- | --- |
| [Existing](http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8967687/file/document?inline) Elevation  | *DR A 1100 - P01* |
| [Proposed Chancery Lane elevation](http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/9298517/file/document?inline)  | *DR A 2101- P03* |
| Revised Proposed Elevations  | *DR A 2100 P03* |
| Site Location Plan  | *DR A 1000 - P01* |

|  | As proposed  |
| --- | --- |
| Proposed Elevations  | *DRA-A-2100 – C3* |

### Summary

This application seeks to secure these non-material changes through an application under Section 96a of the Town and Country Planning Act 1990. Section 96a of the Town and Country Planning Act 1990 provides an appropriate mechanism to make a non-material amendment to planning permissions through the ability to remove or alter of existing planning conditions.

The works sought under this application are not considered to materially impact on the overall design, appearance or scale of the original proposal. The changes do not result in a harmful effect on the general appearance of the surrounding area or result in any amenity or safety issues. The scheme continues to remain in accordance with the Statutory Development Plan for the Site and deliver the high-quality scheme as approved by London Borough of Camden.

### Application Procedure

The application has been submitted via the Planning Portal under reference: PP-09283478.

The application fee of £234.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017). Payment of the fee will be made via the Planning Portal.

We would be grateful if London Borough of Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Coco Pemberton (coco.pemberton@montagu-evans.co.uk / 07584 154 675) at this office.

Yours sincerely,Yours sincerely,

###