

Application ref: 2022/0517/P
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Montagu Evans
70 St Mary Axe
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EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

15-17 Tavistock Place
London
WC1H 9SH

Proposal: Amendments to planning permission reference 2015/3406/P dated 27/01/2017, as varied by 2017/5914/P dated 27/06/18, (demolition of existing shed buildings and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility with basement accommodation and associated plant on roof), namely, various alterations at various levels including window and door openings, louvres, escape stairs and privacy screens.

Drawing Nos: Superseded plans: PL(00) 15A, 16A, 19E, 23E, 24E, 25D, 26D, 27D, 28D, 29A, 30E, 31E, 32D, 33D, 34D, 35D, 36D, 38D, 41A, 42D, 44.

Proposed plans: PL(00) 15D, 16D, 19J, 23J, 24H, 25G, 26G, 27F, 28G, 29D, 30H, 31H, 32G, 33G, 34G, 35G, 36G, 38E, 41E, 42H, 44A.

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 2015/3406/P dated 27/01/2017, as varied by 2017/5914/P dated 27/06/18 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:

PL(00) 01B, 02, 03A, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 21A, 22E, 33D, 39, 40A, 43D, 15D, 16D, 19J, 23J, 24H, 25G, 26G, 27F, 28G, 29D, 30H, 31H, 32G, 33G, 34G, 35G, 36G, 38E, 41E, 42H, 44A.

Design and Access Statement; Planning Statement; Statement of Community Involvement; Daylight and Sunlight Report; Acoustic Report; Archaeological Report; Transport Statement; Townscape, Heritage and Visual Impact Study including verified views; Waste Management Statement; Sustainability and Energy Statement; Preliminary Bat Assessment; Construction Management Plan and Construction Traffic Management Plan.

Cover letter by Montagu Evans dated 17.9.17; Air Quality Assessment by Peter Brett dated October 2017; Air Quality Dust Risk Assessment addendum by Peter Brett dated 20.6.18; Construction Management Plan by Wilde version 2 dated October 2017; Energy Statement by BDP rev 02 dated 17.4.18 plus Appendix; Sustainability Statement by BDP rev 02 dated 7.3.18; updated extended phase 1 habitat survey by LWT dated October 2017; Historic Environment Assessment addendum by MOLA dated 20.10.17; Noise Statement by BDP dated 29.9.17; Sustainable Urban Drainage by Wilde dated September 2017; Daylight and Sunlight report by GVA dated October 2017; Transport Statement by Wilde version 3 dated March 2018; Travel Plan by Wilde dated October 2017; Basement Impact Assessment by GEA dated September 2017; S73 Addendum to Design and Access Statement by BMJ architects dated October 2017; Drainage management and maintenance plan dated 28.11.17 by Wilde; drainage plan D.02 rev SCH1; WSI by MOLA dated 3.1.18; (TP2-BDP-XX) -B01-DR-M-501401, -L04-DR-M-501401, -XXX-DR-M-567901; schedules TP2-BDP-XX-XXX-SH-M-560001, 570001; note on movement monitoring during basement construction by Kier rev A dated 22.6.18; letter on groundwater monitoring from GEA dated 30.4.18; Waste Strategy Statement by BMJ rev P03 dated 2.5.18. TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101; Permanent Works to Listed Wall Schedule; letter dated 22.8.18 from Montagu Evans.

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

Informative(s):

1 Reason for granting approval-

The current proposals seek to make a number of amendments to the approved development including: The omission of a rooflight at second floor level; omission of a door from the ground floor east elevation; introduction of a new louvre at high level over the west stair; addition of air intake opening vents with metal panel surrounds to ground floor and glazing adjusted to suit; addition of a new door at Level 4 plant-room; metal escape stair added from Level 4 plant-room to existing building roof; metal escape ladders added to the existing building roof; revised external wall arrangements adjacent to South Crescent Mews; maintenance access door introduced to the north elevation at Level 2; omission of 3 privacy screens (1 on northern elevation and 2 on the western elevation); and omission of the maintenance access door at Level 4 northern elevation.

The proposed alterations at a ground floor level, including the removal of a door, introduction of a louvre over the west stair and additional air intakes, are considered minor alterations that would not have a significant impact on the appearance of the host building and surrounding conservation area given their location to the rear of the site. Similarly, the proposed alterations at 4th floor level would all be located at high level where they would have very limited visibility and their minor nature would ensure there would be no significant visual impact on the approved development.

The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light or outlook. The removal of three privacy screens at first and second floor level, as referred to above, would not lead to increased levels of overlooking when compared with the approved development and is thus considered acceptable.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2015/3406/P dated 27/01/2017, as varied by 2017/5914/P dated 27/06/18. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission 2015/3406/P dated 27/01/2017, as varied by 2017/5914/P dated 27/06/2018 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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