

Application ref: 2022/1904/P
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Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission subject to Section 106 Legal Agreement

Address:
Rear of 1-3 Britannia Street
London
WC1X 9BN

Proposal:

Amendments (change from Air Source Heat Pumps to Air Handling Units) to planning permission ref: 2020/0030/P granted 28/09/2020 which itself varied 2016/6356/P granted 17/04/2018 for the demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) and flexible gallery (D1 use)/office use at basement level (abbreviated).

Superseded plans/documents:
[insert Superseded plans/documents:]

Drawing Nos: P_00 rev P2, P_03 rev D, cover letter dated 03/05/2022, Energy Efficiency and Renewable Energy and Sustainability Plan, S106 Pro-forma - Part B Post Completion.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above **subject to** the conclusion of a Section 106 Legal Agreement.

Informative(s):

1 Reason for granting approval

The proposed non-material amendment involves the replacement of the previously approved Air Source Heat Pumps (ASHP) which were to be installed within an acoustic enclosure to the eastern corner of the site at first floor level with Air Handling Units (AHU) instead. The units have already been installed and therefore retrospective permission is sought.

The AHUs are installed within the approved acoustic enclosure and as such there would be no visual impacts arising from the amendment. The enclosure would also prevent noise egress from the units and they would be subject to the same conditions requiring them to comply with Camden's noise standards, and as such, there would be no new impact on neighbouring amenity by way of noise disturbance. The proposed amendments do not involve any alterations to the previously approved drawings.

The AHUs would not provide the same carbon savings as ASHPs and as such, the applicant is proposing to meet this shortfall with a carbon offset contribution which is considered acceptable and would ensure the proposals still met the Council's sustainability policies. A deed of variation to the original S106 legal agreement shall be agreed to secure the contribution of £6,555, based on the following calculation.

$11.9\text{t}/\text{CO}_2/\text{annum (current)} - 9.6\text{t (approved)} = 2.3 \text{ tonnes.}$

At the current offset price of £95/t

$2.3\text{t} \times £95 \times 30 \text{ years} = £6,555$

The proposed amendment is considered to be non-material as it does not change the nature or description of development; does not change the application site area, increase the height of the building or change the number of units; does not result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; does not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and does not materially impact on any neighbours or other statutory and non-statutory bodies.

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 2020/0030/P granted on 28/09/2020.

- 2 You are advised that this decision relates only to the change from air source heat pumps to air handling units as set out in the description and shall only be read in the context of the substantive permission 2020/0030/P granted 28/09/2020 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 2021.

Yours faithfully

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

Daniel Pope
Chief Planning Officer