

Planning Solutions Team  
Planning and Regeneration  
Culture & Environment Directorate  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
London  
N1C 4AG

**Date:** 13 May 2022

**Our ref:** 64060/01/NG/RW/20961376v1

**Your ref:** PP-11214970

Dear Sir/Madam

## **13-17 Fitzroy Street, London - Application under Section 73 (Town and Country Planning Act 1990) for Minor Material Amendments**

On behalf of our client, DGE Fitzroy Street Limited, please find enclosed an application seeking approval for minor material amendments (MMA) to planning permission ref. 2019/2198/P.

### **Application Submission**

The application, which has been submitted via the Planning Portal (PP-11214970), comprises the following documents:

- 1 Application form and certificates;
- 2 Application drawings, prepared by Squire and Partners (see annex 1 for the schedule of drawings);
- 3 Design and Access Statement (including Certified Views), prepared by Squire and Partners;
- 4 Planning Statement, prepared by Lichfields;
- 5 Daylight and Sunlight Report, prepared by Waldrams;
- 6 Noise Impact Assessment Addendum Report (including plant details and noise mitigation measures), prepared by Arup;
- 7 Energy and Sustainability Statement, prepared by Arup; and

Payment of the requisite application fee (£234, plus admin fee) has been submitted via the Planning Portal.

The CIL and planning application forms have been updated to take into account new more accurate survey data on existing floor areas.

## **Background**

In July 2020, planning permission was secured at the site for the extension and external alterations to No. 13-17 Fitzroy Street (ref. 2019/2198/P). The approved development comprised:

*“Construction of a two-storey rooftop extension to Block B to create additional B1 floorspace, reconfiguration of the existing main entrance and atrium and external façade alterations, alongside creation of a roof terrace and rationalisation and replacement of rooftop plant.”*

Small scale design changes to the approved scheme were agreed by way of a Non Material Amendment Application ‘NMA’ in September 2021 (ref. 021/0056/P).

DGE Fitzroy Street Limited, purchased 13-17 Fitzroy Street from Workspace Group in September 2021. Prior to this, the building was occupied by Arup and served as their headquarters. DWS Group will manage 13-17 Fitzroy Street on behalf of DGE Fitzroy Street Limited. Post acquisition, DWS have reviewed the approved scheme and identified further enhancement opportunities to create improved high quality office accommodation with the view of the space being available on a floorplate basis, rather than small, subdivided office accommodation.

## **Proposed Amendments Requiring Planning Permission**

Formal pre-application engagement with LB Camden has been undertaken, including a meeting with Council Officers on 3 February 2022 (ref. 2021/5867/PRE). The pre-application feedback confirmed that the proposed changes to the approved scheme were generally considered to be acceptable by officers, subject to detailed matters being addressed in any updated submission which it was confirmed should be dealt with through a MMA application. This S73 application addresses the feedback provided by LB Camden.

The proposed amendments to the approved scheme at the site are minor in nature and are detailed in the accompanying Planning Statement (Section 3.0) and the Design Statement.

## **Conclusion**

In the context of the development, the proposed changes are considered to result in a material impact on what was previously approved under planning permission 2019/2198/P. It is therefore considered that the proposed amendments can be submitted through a MMA application.

In the meantime, we look forward to receiving confirmation that the application has been registered and validated in order for the statutory consultation period to commence.

If you have any queries, please do not hesitate to contact myself or my colleague Hannah Whitney.

Yours faithfully



**Rosie Williams**  
Planner

## Annex 1: Schedule of Application Drawings

Drawing No.	Drawing Title	Revision
<b>Existing Plans</b>		
21063-SQP-ZZ-ZZ-DR-A-PL100	Existing Site Plan	P01
21063-SQP-ZZ-ZZ-DR-A-PL101	Existing Block Plan	P01
21063-SQP-ZZ-LG-DR-A-PL102	Existing LG Plan	P01
21063-SQP-ZZ-GF-DR-A-PL103	Existing GF Plan	P01
21063-SQP-ZZ-01-DR-A-PL104	Existing Level 01 Plan	P01
21063-SQP-ZZ-02-DR-A-PL105	Existing Level 02 Plan	P01
21063-SQP-ZZ-03-DR-A-PL106	Existing Level 03 Plan	P01
21063-SQP-ZZ-04-DR-A-PL107	Existing Level 04 Plan	P01
21063-SQP-ZZ-05-DR-A-PL108	Existing Level 05 Plan	P01
21063-SQP-ZZ-06-DR-A-PL109	Existing Level 06 Plan	P01
21063-SQP-ZZ-RF-DR-A-PL110	Existing RF Plan	P01
21063-SQP-ZZ-ZZ-DR-A-PL201	Existing North Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL202	Existing South Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL203	Existing East Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL204	Existing West Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL301	Existing Section A-A	P01
21063-SQP-ZZ-ZZ-DR-A-PL302	Existing Section B-B	P01
<b>Consented Plans (all to be superseded)</b>		
17066_PL111	Proposed Site Plan	-
17066_PL115	Proposed – First Floor Plan	-
17066_PL116	Proposed – Second Floor Plan	-
17066_PL117	Proposed – Third Floor Plan	-
17066_PL118	Proposed – Fourth Floor Plan	-
17066_PL119	Proposed – Fifth Floor Plan	-
17066_PL120	Proposed – Sixth Floor Plan	A
FITZ-SQP-ZZ-ZZ-DP-A-PL-112	Proposed Block Plan	B
FITZ-SQP-ZZ-ZZ-DP-A-PL-113	Proposed Lower Ground Floor Plan	B
FITZ-SQP-ZZ-ZZ-DP-A-PL-114	Proposed Ground Floor Plan	A
FITZ-SQP-ZZ-ZZ-DP-A-PL-121	Proposed Roof Plan	C
FITZ-SQP-ZZ-ZZ-DP-A-PL-211	Proposed – North Elevation	C
FITZ-SQP-ZZ-ZZ-DP-A-PL-212	Proposed – South Elevation	B
FITZ-SQP-ZZ-ZZ-DP-A-PL-213	Proposed – East Elevation	B
FITZ-SQP-ZZ-ZZ-DP-A-PL-214	Proposed – West Elevation	C
FITZ-SQP-ZZ-ZZ-DP-A-PL-311	Proposed – Section A-A	C
FITZ-SQP-ZZ-ZZ-DP-A-PL-312	Proposed – Section B-B	C
<b>Proposed Plans</b>		
21063-SQP-ZZ-ZZ-DR-A-PL111	Proposed Site Plan	P01

21063-SQP-ZZ-ZZ-DR-A-PL112	Proposed Block Plan	P01
21063-SQP-ZZ-LG-DR-A-PL113	Proposed LG Plan	P01
21063-SQP-ZZ-GF-DR-A-PL114	Proposed GF Plan	P01
21063-SQP-ZZ-01-DR-A-PL115	Proposed Level 01 Plan	P01
21063-SQP-ZZ-02-DR-A-PL116	Proposed Level 02 Plan	P01
21063-SQP-ZZ-03-DR-A-PL117	Proposed Level 03 Plan	P01
21063-SQP-ZZ-04-DR-A-PL118	Proposed Level 04 Plan	P01
21063-SQP-ZZ-05-DR-A-PL119	Proposed Level 05 Plan	P01
21063-SQP-ZZ-06-DR-A-PL120	Proposed Level 06 Plan	P01
21063-SQP-ZZ-RF-DR-A-PL121	Proposed RF Plan	P01
21063-SQP-ZZ-ZZ-DR-A-PL211	Proposed North Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL212	Proposed South Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL213	Proposed East Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL214	Proposed West Elevation	P01
21063-SQP-ZZ-ZZ-DR-A-PL311	Proposed Section A-A	P01
21063-SQP-ZZ-ZZ-DR-A-PL312	Proposed Section B-B	P01