

Application ref: 2022/1566/P
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Date: 24 August 2022

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DP9
100 Pall Mall
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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:

70-86 Royal College Street
London
NW1 0TH

Proposal: Amendments to planning permission 2020/0728/P dated 03/02/2021 (Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis), namely increased extent of the basement, changes to front elevation screens, frame and entrance door, increased depth of main core, removal of rooflights, increased PV area and amendments to rear windows, including core lobby windows.

Drawing Nos:

Superseded: 1485_00(00)198 02, 1485_00(00)199 02, 1485_00(00)200 02,
1485_00(00)201 02, 1485_00(00)202 02, 1485_00(00)203 02, 1485_00(00)204 02,
1485_00(00)205 02, 1485_00(00)206 03, 1485_00(00)230 03, 1485_00(00)231 03,
1485_00(00)232 02, 1485_00(00)260 03, 1485_00(00)261 03, 1485_00(00)262 03,
1485_00(00)265 03, 1485_00(00)270 02, 1485_00(00)271 02, 1485_00(00)272 02,
1485_00(00)273 03, 1485_00(00)274 03, 1485_00(00)275 03, 1485_00(00)276 03,
1485_00(00)277 03

Proposed: 1485_00(00)198 01, 1485_00(00)199 01, 1485_00(00)200 01,
1485_00(00)201 01, 1485_00(00)202 01, 1485_00(00)203 01, 1485_00(00)204 01,
1485_00(00)205 01, 1485_00(00)206 01, 1485_00(00)230 01, 1485_00(00)231 01,
1485_00(00)232 01, 1485_00(00)260 01, 1485_00(00)261 01, 1485_00(00)262 01,

1485_00(00)265 01, 1485_00(00)270 01, 1485_00(00)271 01, 1485_00(00)272 01, 1485_00(00)273 01, 1485_00(00)274 01, 1485_00(00)275 01, 1485_00(00)276 01, 1485_00(00)277 01

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 2020/0728/P 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:

Drawing Numbers: 1485_00(00)001 01, 1485_00(00)002 01, 1485_00(00)100 01, 1485_00(00)101 01, 1485_00(00)102 01, 1485_00(00)130 01, 1485_00(00)161 01, 1485_00(00)162 01, 1485_00(00)165 01, 1485_00(00)011 01, 1485_00(00)012 01, 1485_00(00)198 01, 1485_00(00)199 01, 1485_00(00)200 01, 1485_00(00)201 01, 1485_00(00)202 01, 1485_00(00)203 01, 1485_00(00)204 01, 1485_00(00)205 01, 1485_00(00)232 01, 1485_00(00)270 01, 1485_00(00)271 01, 1485_00(00)272 01, 1485_00(00)300 01, 1485_00(00)206 01, 1485_00(00)230 01, 1485_00(00)231 01, 1485_00(00)260 01, 1485_00(00)261 01, 1485_00(00)262 01, 1485_00(00)265 01, 1485_00(00)273 01, 1485_00(00)274 01, 1485_00(00)275 01, 1485_00(00)276 01, 1485_00(00)277 01, 1485_00(00)301 01, 1485_00(00)160 01, 71435-CUR-00-XX-DR-TP-06007 01, 71435-CUR-00-XX-DR-TP-06006 01

Background Papers and Supporting Documents: Ian Chalk Architects Design and Access Statement February 2020, Syntegra Air Quality Assessment dated January 2020, Arboricultural Impact Assessment CC/2217 AR4170, DP9 cover letter dated 10/02/2020, Point 2 Daylight and Sunlight Report dated January 2020, BDP Landscape Design and Access Statement dated January 2020, Syntegra Noise Impact Assessment dated February 2020, Sustainability Statement Rev B dated January 2020, DP9 Planning Statement Rev1 February 2020, Heritage Statement dated February 2020, RSK Basement Impact Assessment and Appendices dated April 2020, Ground Investigation Report (GIR) and Geotechnical / Geo-environmental Assessment 371944-01 (01) dated March 2020, Curtins Interim Travel Plan dated April 2020, Curtins Road Safety Audit dated April 2020, Curtins Delivery and Service Plan Rev 5 dated April 2020.

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 following: Amendments to the size of the approved basement as a result of the reduced slab thickness now proposed; alterations to the detailed design of the front elevation; changes to the screens and front

entrance at ground floor level; changes at roof level including removal of rooflights, increased PV area and amendments to parapet heights, core size and pavilions; and changes to the approved rear windows including core lobby windows.

The proposed alterations to the basement would result in the basement floor level being approximately 1350mm lower than the approved basement. However, the underside of the basement slab would only be 465mm lower than the approved, with the difference being due to the reduced foundation thickness of the basement following detailed construction design completion. The inside face of the basement is proposed to move out towards Royal College Street by 585mm but as above, the outside face of the ground beam has only moved 350mm with the difference being due to a more efficient overall build. As such, these changes to the size of the basement are considered minor in the context of the overall scheme and acceptable as non-material amendments to the approved development.

The changes to the front and rear elevations and rooftop arrangements were discussed with officers prior to submission of the application and considered acceptable. The proposed alterations have been reviewed again by the Council's Urban Design Officer, who provided advice on the original application, and are considered to reflect the changes that were discussed prior to submission. As such, the proposed detailed design changes are considered acceptable and would not undermine the architectural integrity of the approved development and would not cause harm to the character and appearance of the surrounding area.

The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2020/0728/P dated 03/02/2021. 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 2020/0728/P dated 03/02/2021 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



Daniel Pope
Chief Planning Officer

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