

Application ref: 2022/2625/P  
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Date: 30 August 2022

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**91-93 Farringdon Road**  
**London**  
**Camden**  
**EC1M 3LN**

Proposal: Non-material amendment to permission ref 2022/0161/P for 'Alterations to the roof including use as a terrace, 3 x pergolas, associated decking, lighting and balustrade and alterations to the roof top plant', namely that the plant layout to remain in its existing location rather than be relocated, roof terrace area decrease, minor alterations to the third pergola to align it with the others, changes to lighting and replacement of planter with integrated bench.

Drawing Nos: Superseded: 61234-OKT-V1-RF-DR-I-0105, 61234-OKT-V1-00-DR-I-4500, 61234-OKT-V1-00-DR-I-0201, 61234-OKT-V1-RF-DR-I-0300, 61234-OKT-V1-01-DR-I-0301, Cover letter dated 30 May 2022.

Replacement: 61234-OKT-V1-RF-DR-I-0105 rev P4, 61234-OKT-V1-RF-DR-I-3508 rev C02, 61234-OKT-V1-00-DR-I-0201 rev C01, 61234-OKT-V1-RF-DR-I-0305 rev C01, 61234-OKT-V1-RF-DR-I-0350 rev C01, Cover letter dated 14 June 2022.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting non-material amendment

Permission was granted in June 2022 under planning application 2022/0161/P for works to the roof including use as a roof terrace, 3 x pergolas, associated decking, lighting, balustrade and alterations to the roof top plant area. An amendment is now being sought for the following changes: the plant area to remain as it is in location and size rather than be reduced (double doors still to be removed), roof terrace area to subsequently decrease, minor alterations to the third pergola to align it with the others in terms of position and materiality, changes to lighting and replacement of planter with an integrated bench.

The planters to be removed were located within the terrace area and are not those along the main elevations used to screen and soften the appearance of the roof terrace from residential units and public realm below, and therefore the change is considered acceptable.

The amendments to the lighting have been reviewed and approved by the Highway team and are not expected to cause any glare or interference to the traffic below.

The changes are considered minor in nature and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2022/0161/P dated 10/06/2022. 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 10th June 2022 under reference number 2022/0161/P and is bound by all the conditions 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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