

Application ref: 2022/3130/P  
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Date: 26 October 2022

**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
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, (for 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, to allow various alterations to doors and louvres at all levels, relocation of cycle parking and installation of vehicle charging points.

Drawing Nos:

Superseded: PL(00) 40A, 43D, 15D, 16D, 19J, 23J, 24H, 25G, 26G, 27F, 28G, 29D, 30H, 31H, 32G, 33G, 34G, 35G, 36G, 38E, 41E, 42H, 44A.

Proposed: PL(00) 40D, 43G, 15D, 16D, 19K, 23K, 24J, 25G, 26G, 27G, 28H, 29E, 30J, 31J, 32H, 33H, 34H, 35H, 36H, 38E, 41F, 42J, 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, 40D, 43D, 15D, 16D, 19K, 23K, 24J, 25G, 26G, 27G, 28H, 29E, 30J, 31J, 32H, 33H, 34H, 35H, 36H, 38E, 41F, 42J, 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: Change to louvre design and arrangement at level 4 and omission of plant room doors; revised flue layout, roof opening and access hatch at roof level; relocation of cycle parking and bin store; introduction of car charging points; alterations to the levels of the east entrance passageway.

The proposed alterations at fourth floor level, including the changes to the louvre design on all elevations, would 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. At ground floor level, the approved bin store is currently located on the western side of the site, just beyond the service

entrance area. The current proposals seek to relocate the bin store area so that it would sit adjacent to the disabled parking bays at the site, with the cycle parking spaces currently located here moving in the other direction. This is considered to represent a minor alteration that would not have any impact on the number of cycle parking spaces provided at the site.

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 2015/3406/P dated 27/01/2017, as varied by 2017/5914/P dated 27/06/18. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 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 2021.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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