

Application ref: 2021/4643/P  
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Date: 6 January 2023

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DWD  
6  
New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:

**22 Tower Street**  
**London**  
**WC2H 9NS**

Proposal: Amendment to condition 3 (approved plans) of planning permission 2019/0004/P dated 11/02/2020 for 'Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacment of rear conservatory with a single storey rear extension', namely alteration within basement to allow new fibre optic cables, two external roof access ladders attached one to the rear extension one to the side extension, reconfiguration of plant on the roof behind the parapet wall and a cowl to be added to the internal plant/air handling unit on the rear extension.

Drawing Nos: Superseded drawings: 18010\_DE.01, 18010\_DE.02,18010\_DE.03, 18010\_DE.04, 18010\_DE.05,18010\_DE.06, 18010\_GA.01,18010\_GA.02, 18010\_GA.03,18010\_GA.04,18010\_GA.05, 18010\_GA.06, 18010\_GA.07, 18010\_GE.01, 18010\_GE.02.

Revised drawings: 18010\_DE.01 Rev A, 18010\_DE.02 Rev C,18010\_DE.03 Rev B, 18010\_DE.04 Rev A, 18010\_DE.05 Rev B, ,18010\_DE.06 Rev B, 18010\_GA.01 Rev B, 18010\_GA.02 Rev D, 18010\_GA.03 Rev D, 18010\_GA.04 Rev D, 18010\_GA.05 Rev C, 18010\_GA.06 Rev C, 18010\_GA.07 Rev C, 18010\_GE.01 Rev G, 18010\_GE.02 Rev A.

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.3 of planning permission 2019/0004/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 18010\_S.01, 18010\_S.02, 18010\_S.03, 18010\_EX.01, 18010\_EX.02, 18010\_EX.03, 18010\_EX.04, 18010\_EX.05, 18010\_EX.06, 18010\_EX.07, 18010\_EX.08, 18010\_EX.09, 18010\_EX.10, 18010\_DE.01 Rev A, 18010\_DE.02 Rev C, 18010\_DE.03 Rev B, 18010\_DE.04 Rev A, 18010\_DE.05 Rev B, , 18010\_DE.06 Rev B, 18010\_DE.07, 18010\_DE.08 Rev B, 18010\_DE.09 Rev B, 18010\_GA.01 Rev B, 18010\_GA.02 Rev D, 18010\_GA.03 Rev D, 18010\_GA.04 Rev D, 18010\_GA.05 Rev C, 18010\_GA.06 Rev C, 18010\_GA.07 Rev C, 18010\_GE.01 Rev G, 18010\_GE.02 Rev A, Amendments Doc Part 1 and Part 2, 18010\_GS.01, Side extension facade design Rev A, 18910\_SK.47 Rev B, Waste Strategy and Collection Strategy 13139 October 19, Planning Statement, Acoustic Assessment 18331.PCR.01 Rev.B, Daylight & Sunlight Letter, Arboricultural Impact Assessment HWA10230\_APIII, Heritage Impact Assessment, Design & Access Statement Rev A\_19.11.19.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

##### 1 Reasons for granting permission:

This application seeks to amend the proposal with the following changes:

- Alteration within basement to allow new fibre optic cables,
- Two external roof access ladders attached one to the rear extension one to the side extension,
- Reconfiguration of plant on the roof behind the parapet wall and a
- Cowl to be added to the internal plant/air handling unit on the rear extension.

The modest alteration within the basement to allow new fibre optic cables would be considered minor in nature and is not considered materially different to the approved scheme.

The two external roof access ladders proposed, one to the rear extension and one to the side extension are considered to be appropriately placed and not visible from public view. A cowl to the internal plant/air handling unit is to be provided on the roof of the approved rear extension, this would be modest in nature and be placed to the internal plant on the rear extension. The approved plant on the roof behind the parapet is proposed to be reconfigured, is to be reduced and placed in the same place. All these alterations would be minor in nature and would not be detrimental to the character or appearance of the historic building or the surrounding area.

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 [11/02/2020] under reference number [2019/0004/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

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

Daniel Pope  
Chief Planning Officer

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