

Application ref: 2023/0340/P
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Date: 6 February 2023

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Montagu Evans LLP
70 St Mary Axe
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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:

24 Endell Street
London
WC2H 9HQ

Proposal: Non-material amendments to approved drawings under condition 2 (approved drawings) of planning permission 2021/5347/P dated 24/08/2022 and change to cycle store configuration required under condition 4 (cycle storage specification) (Planning permission 2021/5347/P dated 24/08/22 was for 'change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E), retention and refurbishment of basement to allow for continued studio use (Sui Generis)' The non-material amendments hereby proposed include: PV panels at roof level (Betterton Street elevation), the omission of rooflights (Shorts Gardens and Betterton Street elevation), the retention of doors to the sub-station (Betterton Street elevation) and set-back to stair core (Betterton Street elevation).

Drawing Nos: Revised:

1183_PL-GA-00 PL03
1183_PL-GA-05 PL04
1183_PL-GA-RF PL04
1183-PL-GE-01 PL04
1183-PL-GE-02 PL04
1183-PL-GE-04 PL02

Superseded:

1183_PL-GA-00 PL02
1183_PL-GA-05 PL03
1183_PL-GA-RF PL03
1183-PL-GE-01 PL03
1183-PL-GE-02 PL03
1183-PL-GE-04 PL01

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 2021/5347/P granted on 14/08/2022 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 and documents-

Supporting documents

Design and Access Statement prepared by Buckley Gray Yeoman Feb 2022, Planning Statement prepared by Montagu Evans Oct 2021, Transport Statement prepared by Velocity Oct 2021, Framework Travel Plan prepared by Velocity Oct 2021, Construction Management Plan prepared by Velocity Oct 2021, Acoustic Report prepared by Sandy Brown Oct 2021, Daylight and Sunlight Report prepared by Prism City Feb 2022, Energy Report prepared by GDMP Oct 2021, Sustainability Statement prepared by Verte Oct 2021, Air Quality Assessment prepared by SLR Oct 2021, Statement of Community Involvement prepared by Concilio Oct 2021, Technical Energy Note prepared by GDMP Mar 2022

Site plans

1183-PL-Block PL01, 1183-PL-Site PL01

Existing drawings

1183-PL-EX-B2 PL01, 1183-PL-EX-B1 PL01, 1183-PL-EX-00 PL01, 1183-PL-EX-01 PL01, 1183-PL-EX-02 PL01, 1183-PL-EX-03 PL01, 1183-PL-EX-04 PL01, 1183-PL-EX-05 PL01, 1183-PL-EX-RF PL01, 1183-PL-EE-01 PL01, 1183-PL-EE-02 PL01, 1183-PL-EE-03 PL01, 1183-PL-EE-04 PL01, 1183-PL-ES-AA PL01, 1183-PL-ES-BB PL01

Demolition drawings

1183-PL-DM-B2 PL01, 1183-PL-DM-B1 PL01, 1183-PL-DM-00 PL01, 1183-PL-DM-01 PL01, 1183-PL-DM-02 PL01, 1183-PL-DM-03 PL01, 1183-PL-DM-04 PL02, 1183-PL-DM-05 PL03, 1183-PL-DM-RF PL01

Proposed drawings

1183-PL-GA-B2 PL01, 1183-PL-GA-B1 PL01, 1183-PL-GA-00 PL03, 1183-PLGA-01 PL02, 1183-PL- GA-02 PL02, 1183-PL-GA-03 PL02, 1183-PL-GA-04 PL03, 1183-PL-GA-05 PL04, 1183-PL-GA-RF PL04, 1183-PL-GE-01 PL04, 1183-PL-GE-02 PL04, 1183-PL-GE-03 PL01, 1183-PL-GE-04 PL02, 1183-PL-GS-AA PL01, 1183-PL-GS-BB PL01, 1183-PL-FA-01 PL02, 1183-PL-FA-02 PL01, 1183-PL-FA-03 PL01, 1183-PL-FA-04 PL01".

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

For the purposes of this decision, condition no.4 of planning permission 2021/5347/P granted on 14/08/2022 shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The secure cycle storage area for 67 long stay cycle spaces and 22 short stay cycle spaces as shown on the ground floor plan hereby approved ref. 1183_PL-GA-00 PL03 shall be provided in its entirety prior to the first occupation of the office, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval :

The omission of six proposed glazed rooflights on the Short Gardens elevation and the eight proposed glazed rooflights on the Betterton Street Elevation constitutes a reduced form of development and would therefore have no material impacts on any planning issues. The doors to the UKPN Sub Station Betterton Street Elevation would now be retained rather than replaced. There would be no material effect on the appearance of the building or any highway impacts.

The roof plan has also been updated to include PV panels which were not shown on the approved plans. The location and contribution of these PV panels to the on-site renewable energy target (16%) was agreed with Officers during the main application process. The PV panels would not be visible from the street and their formal inclusion on the approved drawings is considered non-material.

The stair core on the fifth floor would be set back by 2.3 metres from the chimneys of 24 Betterton Street. The stair lobby on the fourth and fifth floors would be extended to accommodate the setback of the stair core. This would cause a negligible impact on the visual appearance of the scheme or in terms of the quantum of floorspace. The changes would not materially change the appearance of the building.

The internal changes to the layout of the cycle store and changing facilities are considered to be non-material. The same level and type of cycle storage provision would remain as approved. There would be one more shower and eight fewer

lockers (total of 36). There would be no material impacts on the provision of facilities or implications for sustainable transport. The wording of condition four has been updated to reflect the revised floor plan.

The full impact of the scheme has already been assessed.

For the above reasons the proposed amendments would not alter the nature, substance or appearance of the overall scheme and they are thus considered to be acceptable as non-material amendments.

- 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 24/08/2022 under reference number 2021/5347/P 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

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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