

Application ref: 2022/2849/P
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Date: 21 February 2023

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Jones Lang LaSalle Limited
30 Warwick Street
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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:
4 Gray's Inn Place
London
WC1R 5DX

Proposal: Non-material amendment for planning ref. 2021/3731/P (dated 20/12/2021) for the installation of 2no. builder's work holes to north elevation at lower ground floor; 3no. ventilation terminals to be incorporated to the copper roof (west block); additional RWP added to the north elevation; increase in size to the lift overrun; and additional precast concrete string course on the lower ground floor extension.

Drawing Nos: Superseded: 21040-LSI-A1-R1-DR-A-1315 Rev P02; 21040-LSI-A1-ZZ-DR-A-1350 Rev P04; 21040-LSI-A1-ZZ-DR-A-1351 Rev P04; 21040-LSI-A1-ZZ-DR-A-1370 Rev P04; 21040-LSI-A1-XX-DR-A-1400 Rev P02.

Proposed: 21040-LSI-A1-R1-DR-A-1315 Rev P03; 21040-LSI-A1-ZZ-DR-A-1350 Rev P05; 21040-LSI-A1-ZZ-DR-A-1351 Rev P05; 21040-LSI-A1-ZZ-DR-A-1370 Rev P03; 21040-LSI-A1-ZZ-DR-A-1401 Rev P01.

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 2021/3731/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: 21040-LSI-A1-XX-DR-A-1170 Rev P01; 21040-LSI-A1-XX-DR-A-1175 Rev P01; 21040-LSI-A1-B1-DR-A-1200 Rev P01; 21040-LSI-A1-GF-DR-A-1201 Rev P01; 21040-LSI-A1-RF-DR-A-1215 Rev P01; 21040-LSI-A1-ZZ-DR-A-1250 Rev P02; 21040-LSI-A1-ZZ-DR-A-1251 Rev P02; 21040-LSI-A1-ZZ-DR-A-1270 Rev P02; 21040-LSI-A1-B1-DR-A-1300 Rev P01; 21040-LSI-A1-00-DR-A-1301 Rev P01; 21040-LSI-A1-R1-DR-A-1315 Rev P03; 21040-LSI-A1-ZZ-DR-A-1350 Rev P05; 21040-LSI-A1-ZZ-DR-A-1351 Rev P05; 21040-LSI-A1-ZZ-DR-A-1370 Rev P03; 21040-LSI-A1-ZZ-DR-A-1401 Rev P01; 510556-ELE-XX-RF-DR-MX-50001 Rev T03.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments to the approved scheme include the addition of 2no. builder's work holes to the lower ground floor northern elevation, installation of 3no. ventilation terminals incorporated into the copper roof, additional RWP added to the north elevation, slight increase in the height of the lift overrun by 0.4m, and an additional precast concrete string course on the lower ground floor extension.

It is noted that the proposal for an additional ASHP to the roof has been removed from the application. The existing ASHP is proposed to be slightly repositioned within its existing location, which is not considered to have any material impact on the character or appearance of the host property or the wider conservation area.

The proposed alterations are minor in scope and scale and do not alter the overall dimensions of the scheme and would therefore not impact the character of the building or extension. They would not have any material impact on the character and appearance of the host property or the conservation area.


The changes would not have any material impact on the residential amenity to neighbouring residents including noise.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 20/12/2021 under ref. 2021/3731/P. 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 related 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 20/12/2021 under ref. 2021/3731/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 a faint, light-grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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