

Application ref: 2023/1038/P
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Date: 27 April 2023

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DP9
100 Pall Mall
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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:

45-51 Whitfield Street
London
W1T 4HD

Proposal: Amendments to planning permission 2022/3087/P dated 29/11/2022 for 'external alterations including works to ground floor front facade, creation of new first floor rear terrace, refurbishment of existing rear terraces at third and fourth floors, and replacement of balustrades and other associated external alterations', namely to alter the window pattern on ground floor and other exterior improvements.

Drawing Nos:

Superseded: A200

Proposed: A1050 Rev B

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 2 of Planning Permission 2022/3087/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: A01, A02, A10 Rev A, A11 Rev A, A13 Rev A, A14 Rev A, A50, A51, A100 Rev A, A101 Rev A, A103 Rev A, A104 Rev A, A1050 Rev B,

A201, Planning Narrative, Design and Access Statement.

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 a change to the window pattern along the ground floor front elevation, installation of new low level external lighting to terraces, replacement of plastic guttering, and the refurbishment of the existing flood lights with LED bulbs.

The proposed change in window pattern is focused on the three windows and fire access door at the northern end of the front elevation. The existing three windows will be replaced with one large window to match the existing front fenestration, and the fire access door will be widened to have a similar width to the windows. The result is a front fenestration that is mirrored and complementary to the original design, thus preserving and enhancing the character and appearance of the host building, streetscene and conservation area.

The remainder of the proposed alterations are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore 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 amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 29/11/2022 under ref. 2022/3087/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 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 29/11/2022 under ref. 202/3087/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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