

Application ref: 2021/2511/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 14 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

collective planning
1 Long Lane
London
SE1 4PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
8 Smart's Place
London
WC2B 5LW

Proposal: Alteration to ground floor louvre and dry riser location and replacement of first floor window with ventilation grille louvre with back painted glass, as approved under planning permission 2019/1420/P, dated 10/03/2020 (as amended)

Drawing Nos:

Revised: 221-XX-PL15-02 Rev E; 221-EW-PL12-03 Rev 3

Superseded: 221-XX-PL15-02 Rev C; 221-EW-PL12-03

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 reference 2019/1420/P, dated 10/03/2020 (as amended), shall be replaced with the following condition: 221-ZZ-PL11-01; 221-ZZ-PL01-01; 221-ZZ-PL01-02; 221-ZZ-PL02-01; 221-ZZ-PL02-02; 221-ZZ-PL02-03; 221-ZZ-PL02-04; 221-ZZ-PL02-05; 221-ZZ-PL02-06; 221-ZZ-PL04-01 Rev B; 221-ZZ-PL04-02 Rev B; 221-ZZ-PL05-02 Rev B; 221-ZZ-PL05-03 Rev B; 221-ZZ-PL11-02; 221-EW-PL12-01; 221-EW-PL12-02 Rev B; 221-EW-PL12-03 rev3; 221-EW-PL12-04; 221-EW-PL12-05 Rev B; 221-XX-PL12-06 Rev C; 221-XX-PL12-07 Rev C; 221-XX-PL12-08 Rev C; 221-XX-PL12-10 Rev C; 221-XX-PL14-01 Rev B; 221-XX-PL14-02 Rev B; 221-XX-PL15-02 Rev C; 221-XX-PL15-03 Rev C; Design & Access Statement (dated

15/03/2019); Planning Statement Incorporating Heritage Assessment (dated March 2019); Noise Impact Assessment (dated 05/03/2019); Daylight/Sunlight Report (dated February 2019); Energy and Sustainability Strategy Assessment Report (Ref: J3386-M-RP-0001); Planning Visual Updates. Reason: For the avoidance of doubt and in the interest of proper planning.

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

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission 2019/1420/P, dated 10/03/2020 (as amended). The original permission was for the erection of a 3 storey roof extension to create a self-contained flat with roof garden; installation of replacement plant machinery for the existing office building; and alterations to the existing building.

The ground floor louvre adjacent to the main entrance is being reduced in size, which is welcomed. This is acceptable as it is a very minor change with no material impact. The dry riser location is altered from a position to the left of the main entrance to a position to the left of the right-hand window. Again, this change is very minor and acceptable with no material impact.

At first floor level, the existing window above the main entrance is being altered to a ventilation grille louvre with back painted glass. Insofar as the new louvre would occupy the same opening and would retain a central glazing bar to match the windows above, it is not considered that this change would impact on the character and appearance of the host building or the Seven Dials (Covent Garden) Conservation Area.

The proposed changes are unlikely to cause any undue impact to the residential amenities of nearby and neighbouring properties, due to the nature of the works and conditions on the planning permission restricting noise impacts which would continue to apply.

The full impact of the proposed development has already been assessed by virtue of the original planning permission (reference 2019/1420/P, dated 10/03/2020) (as amended). The proposed amendments are 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.

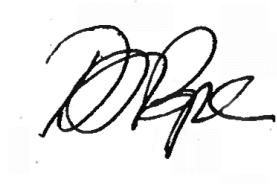
Considerable importance and weight has been attached to the desirability of preserving or enhancing the character and appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development is in general accordance with Policies G1, H1, H4, H6, H7, E1, E2, A1, A2, A3, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 10/03/2020 under planning permission reference 2019/1420/P (as amended) 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

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

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.