

Application ref: 2023/3057/P
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Date: 8 September 2023

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Rolfe Judd Planning
Old Church Court
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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:

37 Gray's Inn Road
London
WC1X 8PQ

Proposal: Internal changes (relocation of bedrooms and living rooms at levels 1 and 4) to residential units approved pursuant to planning permission reference 2019/2097/P, dated 22/01/2020 (for: change of use from retail and office to retail and residential units, and associated works)

Drawing Nos:

Superseded: 24027-P01-RevC; 24027-P02-Rev C; 24027-P04-Rev B; 24027-P03-Rev B.

Revised: 20102/P01 Rev. C; 20102PP02 Rev. C; 20102/PO3 Rev F.

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 2019/2097/P, dated 22/01/2020, shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: 24027-00; 24027-E01; 24027-E02-RevA; 24027-E03;

24027-E04; 24027-D01; 24027-D02; 20102/P01 Rev. C; 20102PP02 Rev. C; 20102/PO3 Rev F; Air Quality Assessment, dated 12/04/2019; Daylight and Sunlight Report, dated 12 April 2019; Desk Based Heritage Assessment, dated 7 March 2019; Marketing Report, dated March 2019; Additional Marketing letter, dated 17 July 2019; Environmental Noise Survey and Acoustic Design Statement Report, dated 27 February 2019.

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 2019/2097/P, dated 22/01/2020. The original permission was for a change of use from retail and office use to retail and residential use to create 3x 2-bed self-contained flats and 1x 1-bed self-contained flat on the upper floors, as well as alterations to the shopfront and fenestration, an increase in height of the front wall and the erection of mansard roof extension above, and a replacement rear extension.

It is proposed to alter the approved layout at levels 1 and 4 so that the bedrooms are located to the rear and the living rooms at the front, similar to the approved layout at levels 2 and 3. There would be no change to the number of bedrooms in each individual unit, or to the external appearance of the host building.

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 changes.

The full impact of the proposed development has already been assessed by virtue of the original planning permission (reference 2019/2097/P, dated 22/01/2020). 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.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive planning permission reference 2019/2097/P, dated 22/01/2020, 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 at the top left of the page.

Daniel Pope
Chief Planning Officer

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