

Application ref: 2023/3501/P  
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Date: 19 September 2023

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RPS Consulting Services  
2 Callaghan Square  
Cardiff  
CF10 5AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Ruspini House**  
**20 - 24 Parker Street**  
**London**  
**WC2B 5PH**

Proposal: Non-material amendment to planning permission 2022/4952/P dated 20/03/2023 for 'Alterations to front and rear elevations including installation of new and replacement windows and doors; installation of cycle storage to rear; erection of external plant enclosure in rear yard, to accommodate air source heat pumps; installation of solar PV panels and air source heat pumps on main roof; in connection with continued use of building as 6 self-contained flats', namely to replace the existing name plate and letter box to the main entrance with an enlarged name plate and four letter boxes.

Drawing Nos: Proposed: 601/E/200.2 Rev. PL4; 601/E/210.1 Rev. PL4; 601/E/210.2 Rev. PL4; Cover Letter for NMA (prepared by RPS, dated 31/07/2023).

Superseded: None

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 2022/4952/P dated 20/03/2023 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: 601/D/510 Rev. T3; 601/E/212 Rev. PL2; 601/E/200 Rev. PL2; 601/E/200.2 Rev. PL4; 601/E/201 Rev. PL2; 601/E/210 Rev. PL3; 601/E/210.1 Rev. PL4; 601/E/210.2 Rev. PL4; 601/E/211 Rev. PL2; 601/GA/001 Rev. PL2; 601/GA/100 Rev. PL2; 601/GA/101 Rev. PL2; 601/GA/102 Rev. PL2; 601/GA/103 Rev. PL2; 601/GA/104 Rev. PL2; 601/GA/105 Rev. PL2; 601/GA/106 Rev. PL2; 601/GA/110 Rev. PL2; 601/GA/111 Rev. PL2; 601/GA/112 Rev. PL2; 601/GA/113 Rev. PL2; 601/GA/114 Rev. PL2; 601/GA/115 Rev. PL3; 601/GA/116 Rev. PL2; 601/GA/202 Rev. PL2; Cover Letter for NMA (prepared by RPS, dated 31/07/2023); Cover Letter for Party Wall Sound Insulation (prepared by Gravity Design, dated 22/02/2023); Energy Statement - November 2022; Maintenance Strategy for the Air Source Heat Pumps and Solar PVs - February 2023; Planning, Design and Access Statement - November 2022; Plant Noise Assessment - November 2022; Sustainability Statement - November 2022.

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

### Informative(s):

#### 1 Reason for granting approval:

The amendment to the approved scheme would replace the existing building name plate and integrated letter box to the main entrance at ground floor level with an enlarged building name plate with four integrated letter boxes. The proposed signage plate and letter boxes would be located in the same position on the building as the existing and would replicate the existing metal finish and width of the plate, but would increase the overall height of the plate by 0.29m to accommodate the increased number of letter boxes.

The proposed amendment to the signage plate is visually consistent with the existing signage plate and detailing to the front of the building. The proposed amendment would have no material impact on the character and appearance of the Seven Dials (Covent Garden) Conservation Area.

The full impact of the scheme has already been assessed by virtue of the previous planning permission ref. 2022/4952/P dated 20/03/2023. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. The changes are 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 relates only to the changes set out above and within the submitted documents and shall only be read in the context of the permission granted under 2022/4952/P dated 20/03/2023, 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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