

Application ref: 2022/5279/P
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Date: 12 September 2023

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Spring Planning Ltd
The Stanley Building
7 Pancras Square
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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:
22-26 Vine Hill
7 Warner Yard and 14 Rosebery Avenue
London
EC1R 5DZ

Proposal: Amendments involving omission of one pavement light and change to openings for new pavement lights to planning permission (ref 2022/0342/P) dated 12/10/2022 which itself was a variation to condition 3 (approved plans) of planning permission ref 2021/1150/P dated 05/10/2021 for external alterations to the existing building including new rooflights and 6 air conditioning units with lowering of the roof of no. 7 Warner Yard and infilling of lightwell and installation of pavement lights fronting Rosebery Avenue (Description summary).

Drawing Nos: Superseded plans: 1134_PL-GA-RF rev P4; 1134_PL-GA-10 Rev P2;
Proposed plans: 1134_PL_DE-01 Rev 01; 1134_PL_DE-02 Rev 01; 1134_PL_ED-60 Rev 01; 1134_PL_ED-61 Rev 01; Covering letter produced by Spring Planning dated 01/12/2022.

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. 3 of planning permission 2021/1150/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3: The development hereby permitted shall be carried out in accordance with the following approved plans-
1134_PL-S-00 rev P1; 1134_PL-EX-RF rev P1; 1134_PL-EX00 rev P1; 1134_PL-EE-01 rev P1; 1134_PL-EE-02 rev P1; 1134_PL-EE-03 rev P1; 1134_PL-GA-RF rev P5; 1134_PL-GA-00 rev P2; 1134_PL-GE-01 Rev P3; 1134_PL-GE-02 Rev P2; 1134_PL-GE-03 Rev P2; 1134_PL_DE-01 Rev 01; 1134_PL_DE-02 Rev 01; 1134_PL_ED-60

Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 16/12/2021; Design and Access Statement prepared by Buckley Gray Yeoman dated 10/03/2021 and Design and Access Statement Addendum prepared by Buckley Gray Yeoman dated 06/07/2021; Covering letter produced by Spring Planning dated 27/01/2022; Covering letter produced by Spring Planning dated 01/12/2022.

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

Informative(s):

1 Reasons for granting permission:

Permission is sought for the omission of a pavement light fronting onto Rosebery Avenue that was approved in 12/10/2022 as part of planning permission ref 2022/0342/P. This would reduce the number of new pavement lights from 4 to 3. This is considered a minor change with no visual impact in relation to the approved scheme.

The proposed amendment is considered to be non-material. It does not change the nature or description of development, does not change the application site area, does not result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area. It does not raise issues of greater visual intrusion, loss of light or outlook; and it does not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 12/10/2022 under ref: 2022/0342/P.

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 permission granted on 12/10/2022 under reference number 2022/0342/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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