

Application ref: 2023/4838/P
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Date: 6 February 2024

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Dalcour Maclaren
4 Bredon Court
Brockridge Road
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

1-8 Coram Mansions, Millman Street, London WC1N 3EG

Proposal: Amendment to the location of the meter box to the front elevation as approved by planning permission 2023/1106/P dated 05/06/2023 for Installation of 1 no. gas riser to front elevation at ground floor and installation of new riser network and 8 no. meter boxes to rear elevation.

Drawing Nos: Superseded: 23003140_PLN_EL_1.2.

Proposed: 23003140_PLN_EL_1.2_A.

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 2023/1106/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- 23003140; 23003140_PLN_EL_1.1, 23003140_PLN_EL_1.2 A, 23003140_PLN_LOC_2.1, 23003140_PLN_SI_3.1, 23003140_PLN_SI_4.1, Design Access and Heritage Statement for Works at Coram Mansions Camden by Dalcour Maclaren dated March 2023.

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 involve the relocation of the approved meter box which would be located to the front elevation of the host building. The agent confirmed that following a site investigation from the construction team, it is no longer deemed possible to install one of the new meter boxes at the originally consented location and the proposed box would be relocated approximately one metre closer to ground level. The meter box will otherwise be aligned with the front door which would be located in more discrete location than that of the approved scheme. The new location is not considered harmful to the appearance of the building. Thus, the relocation of the metre box is not considered to have a material impact on character and appearance of the host property or wider area.

Due to the nature of the works the alteration is not considered to harm the amenity of neighbouring properties.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2023/1106/P dated 05/06/2023. In the context of the approved scheme, it is considered that the amendments would not have any material impact with the approved development in terms of character 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 a non-material variation of the approved scheme. Condition 2 has also been updated to reflect the revised plans.

- 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 permission granted under 2023/1106/P dated 05/06/2023 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



Daniel Pope
Chief Planning Officer

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