

Application ref: 2024/0689/P  
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Date: 8 April 2024

**Development Management**  
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Robinson Escott Planning  
Downe House  
303 High Street  
Orpington  
BR6 0NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**10 Thanet Street  
London  
WC1H 9QL**

Proposal: Non-material amendment to planning permission 2023/2757/P dated 23/11/2023 for 'Amalgamation of existing 2x flats into single dwellinghouse. Erection of single-storey lower ground floor rear extension. Installation of PV solar panels on main roof. Associated internal and external works'. Amendments include repositioning the rear external stairs.

Drawing Nos: Drawing Nos. Superseded:

DR-03-005 Rev B, DR-03-006 Rev A, DR-03-007 Rev B, DR-03-008, DR-03-009, DR-04-002 Rev B, DR-05-004 Rev C, DR-05-005 Rev B, DR-60-001, DR-60-002, DR-60-003, DR-65-001, DR-65-002, DR-65-003, DR-65-004, DR-72-001, DR-72-002

Drawing Nos. Proposed:

DR-03-005 Rev C, DR-03-005A Rev A, DR-03-006 Rev C, DR-03-007 Rev C, DR-03-008 Rev B, DR-03-009 Rev B, DR-04-002 Rev C, DR-04-004 Rev A, DR-04-005 Rev A, DR-05-004 Rev D, DR-05-005 Rev C, DR-05-006 Rev B, DR-60-001 Rev C, DR-60-002 Rev C, DR-60-003 Rev C, DR-65-001 Rev C, DR-65-002 Rev C, DR-65-003 Rev C, DR-65-004 Rev C, DR-72-001 Rev B, DR-72-002 Rev B

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 1 of Planning Permission 2023/2757/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans:

DR-03-000, DR-03-001, DR-03-002, DR-03-003, DR-03-004, DR-03-005 Rev C, DR-03-005A Rev A, DR-03-006 Rev C, DR-03-007 Rev C, DR-03-008 Rev B, DR-03-009 Rev B, DR-04-001, DR-04-002 Rev C, DR-04-003, DR-04-004 Rev A, DR-04-005 Rev A, DR-05-001, DR-05-002 Rev B, DR-05-003, DR-05-004 Rev D, DR-05-005 Rev C, DR-05-006 Rev B, DR-60-001 Rev C, DR-60-002 Rev C, DR-60-003 Rev C, DR-65-001 Rev C, DR-65-002 Rev C, DR-65-003 Rev C, DR-65-004 Rev C, DR-72-001 Rev B, DR-72-002 Rev B, DR-72-003, DR-74-001, DR-74-002, DR-74-003, Heritage Statement, Planning Design and Access Statement

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

#### Informative(s):

1 Reason for granting approval:

The proposed amendments include reconfigurations to the lower ground floor rear extension to reposition the external stairs. The external stairs to access the rear garden from the upper ground floor level will now sit alongside the lower ground floor rear extension rather than projecting away from the rear wall of the extension.

The proposed amendments are minor in scope and scale and do not increase the overall dimensions or intent of the scheme and they would therefore not have any material impact on the character and appearance of the Grade II listed host property or the Conservation Area.

Amendments to the interior of the building are also proposed. However, they require separate listed building consent and do not form part of the assessment of this application. The interior works are included and assessed under a parallel listed building consent application ref. 2024/0690/L.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the planning permission granted on 24/11/2023 under ref. 2023/2757/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance 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 non-material variation of the approved scheme.

2 You are advised that this decision related 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 24/11/2023 under ref. 2023/2757/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

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

Daniel Pope  
Chief Planning Officer

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