

Application ref: 2024/2155/P
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Date: 18 July 2024

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NTA Planning LLP
46 James Street
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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:
Garden Studios
11-15 Betterton Street
London
WC2H 9FE

Proposal: Non-material amendment to planning permission 2024/0031/P dated 05/03/2024 for 'Alterations to ground floor front elevation and entrance', namely for alterations to the front entrance doors and top horizontal band.

Drawing Nos: Drawing Nos. Superseded:
PL_110, PL_111, PL_120, PL_121, PL_122

Drawing Nos. Proposed:
PL_110 Rev A, PL_111 Rev A, PL_120 Rev A, PL_121 Rev A, PL_122 Rev 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 2 of Planning Permission 2024/0031/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:

Informative(s):

1 Reason for granting approval:

The proposed amendments to the approved scheme include alterations to the ground floor front entrance doors to include a top-level window. This is considered a minor alteration that will not materially impact the approved scheme.

As part of the approved works, it was proposed to paint the existing top horizontal band on the ground floor front elevation, from grey to black. Upon further inspection, the band is showing signs of imperfections, thus an amendment is sought to clad the band instead, utilising the same black metal panel that was approved on other part of the facade improves under the original permission (ref. 2024/0031/P). These alterations are considered minor in the scope of the overall works that will not materially impact the approved scheme, given the use of matching materials.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building or proposed alterations. They would not have any material impact on the character and appearance of the host property or the Conservation Area.

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 previous approval granted on 05/03/2024 under ref. 2024/0031/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 05/03/2024 under ref. 2024/0031/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 printed name and title.

Daniel Pope
Chief Planning Officer

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