

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/08/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Rose				2012/3906/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16 Vine Hill London EC1R 5EA				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Amendments to include Installation of aluminium louvered smoke shaft terminal to approved dormer roof pursuant to planning permission (ref: 2011/2676/P) dated 11/11/2011 and amended by planning permission (ref: 2011/6006/P) dated 22/03/2012 for works associated with conversion of offices to 4x residential units.							
<b>Recommendation(s):</b>		Grant approval					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	N/a						
<b>CAAC/Local groups* comments:</b> *Please Specify	N/a						

### **Site Description**

The application site comprises a four storey property currently in office use. The property was originally constructed in residential use and is of the same design as the adjacent property no. 18 Vine Hill. The existing building was first built in 1877 and lies in the Hatton Garden Conservation Area. It is identified as making a positive contribution to the character and appearance of the Conservation Area. The front elevation features a distinct stepped gable feature; the rear elevation also features a strong gable end. The adjacent buildings are in employment use and are taller than the application site.

### **Relevant History**

11/11/2011 GRANTED subject to legal agreement - Additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows. (ref: 2011/2676/P)

22/03/2012 GRANTED Minor material amendment including the redesign all screens, balustrades, balcony doors, changes to the fenestration and incorporation of a new roof top terrace, to planning permission dated 11/11/11 (ref. 2011/2676/P) for additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows. 2011/6006/P

### **Relevant policies**

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

### Introduction

Planning permission was granted on 11/11/2011 for the additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows (ref: 2011/2676/P). A minor material amendment was granted on the 22/03/2012 (ref: 2011/6006/P) to redesign all screens, balustrades, balcony doors, changes to the fenestration and incorporation of a new roof top terrace. A non-material amendment application is now sought to alter this approved scheme.

### Assessment

The proposed amendment relates to the installation of an aluminium louvered smoke shaft terminal atop the dormer roof approved by planning permission ref: 2011/2676/P dated 11/11/2011 and amended by ref: 2011/6006/P dated 22/03/2012 for works associated with conversion of offices to 4x residential units.

The new dormers would be positioned in the centre of the plan and are largely concealed from view. The shaft terminal will not have an impact on residential amenity – it will not extract air and does not produce odour – and will only be used to ventilate smoke to protect the staircase in the event of fire.

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."* In the context of the permitted scheme, it is not considered that the amendments will have any material impact on the overall design idiom, neighbour amenities or conservation area character.

It is considered that this change is relatively minor in the context of the whole scheme and can thus be regarded as a non-material amendment to the approved scheme.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans and shall only be read in the context of the substantive planning permission granted on 11/11/2011 (ref: 2011/2676/P) and 22/03/2012 (ref: 2011/6006/P) and is bound by all the conditions attached to those permissions.

**Recommendation** Approve non-material amendment

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