

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/06/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2012/2671/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
63 Lincoln's Inn Fields London WC2A 3JX				See draft 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>							
Amendment to include alterations to forecourt with use of Yorkstone paving and part omission of glazing, relocation of dry riser inlet to front elevation near boundary wall pursuant to planning permission dated 10/06/2011 (ref:2011/1274/P) for installation of replacement windows on front and rear elevations; installation of new plant at roof level; re-configuration of forecourt area with new level surface and removal of car parking spaces to include new disabled access ramp, fire escape staircase, front entrance steps, cycle stands, forecourt rooflights and wall enclosures plus glazed rooflights over existing lightwells at rear, in association with enlargement of basement level under forecourt for B1 office use; installation of replacement metal railings to front boundary.							
<b>Recommendation(s):</b>		Grant					
<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> <small>*Please Specify</small>		N/A.					
<b>Site Description</b>							
A basement 7-storey terraced office building located on the west side of Lincoln's Inn Fields opposite Lincoln's Inn Fields; lies due south of Remnant Street and due north of Sardinia Street. The building is currently vacant; and is within Bloomsbury Conservation Area. The building is not listed but it shares common boundaries with nos.61-62 and no.64 which are grade II listed buildings.							
<b>Relevant History</b>							
May 2011 – PP <b>Granted</b> - Installation of replacement windows on front and rear elevations; installation of new plant at roof level; re-configuration of forecourt area with new level surface and removal of car parking spaces to include new disabled access ramp, fire escape staircase, front entrance steps, cycle stands, forecourt rooflights and wall enclosures plus glazed rooflights over							

existing lightwells at rear, in association with enlargement of basement level under forecourt for B1 office use; replacement metal railings to front boundary; ref. 2011/1274/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**

#### ***Overview***

In May 2011, the Council granted planning permission for “installation of replacement windows on front and rear elevations; installation of new plant at roof level; re-configuration of forecourt area with new level surface and removal of car parking spaces to include new disabled access ramp, fire escape staircase, front entrance steps, cycle stands, forecourt rooflights and wall enclosures plus glazed rooflights over existing lightwells at rear, in association with enlargement of basement level under forecourt for B1 office use; replacement metal railings to front boundary”.

The applicant propose amendments to the front forecourt; to include installation of Yorkstone paving as replacement for glazing along with perimeter and the lightwell to the lower ground floor; Yorkstone paving as replacement of Resin bonded surface and the relocation of the dry riser inlet to front ground floor level elevation near the boundary wall with no.62. It is considered that Yorkstone paving would be an improvement to the original extant approved scheme and in overall terms represents a non material change to the original proposal. Similarly, the relocated dry riser in this location would not have any impact on the buildings’ appearance. In this regards, the proposed amendments are considered to be a non-material change.

It was also originally proposed to make various alterations involving plant at roof level. The applicant was advised during the course of the application that these changes were not considered to be non-material. The applicant subsequently confirmed via email dated 13/06/2012 that this would be omitted from the scheme. This is reflected in the list of approved plans and the informative recommended to be added to the decision notice.

***Recommendation:*** approve non-material amendment

#### **Disclaimer**

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