

Delegated Report		Analysis sheet		Expiry Date:		06/03/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2012/0808/P			
Application Address				Drawing Numbers			
45 Sidmouth Street London WC1H 8JB				As approved for application Ref. No. 2011/0503/P.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission granted 28/04/2011 (ref: 2011/0503/P) [for erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing] to add a new condition to ensure the development shall be carried out in accordance with the approved plans.							
Recommendation(s):		Granted					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No consultation required					
CAAC/Local groups* comments: *Please Specify		Not consuted					

Site Description

The site was formerly part of the Westminster Kingsway College but was sold into separate ownership following the securing of planning permission for the redevelopment of the college in 2006. The site was included in the college redevelopment proposals but formed a separate parcel to be developed for residential use. The college redevelopment is now complete but the site at 45 Sidmouth Street has remained undeveloped. The site has been cleared of its previous buildings. It lies immediately to the east of the Grade II* Registered St Georges Gardens with which it shares a common boundary and is located within the Bloomsbury Conservation Area.

Relevant History

2006/0427/P – planning permission granted to Westminster Kingsway College on 05/05/2006 for redevelopment of the existing site to provide new part 4, part 5 storey (plus roof plant) college building (Class D1) and two four storey residential buildings comprising 25 private (6 x 1-bed, 14 x 2-bed and 5 x 3-bed) and 12 general needs social rented (6 x 1-bed, 3 x 2-bed, 2 x 3-bed and 1 x 4-bed) self-contained flats, 18 basement car parking spaces, provision of new roadway, associated access and landscaping.

2009/3215/P – permission refused on appeal (Inspector's decision letter dated 04/06/2010) for erection of a part 4/part 5-storey building plus basement to provide 31 affordable homes (12 x 1 bed; 10 x 2 bed; 8 x 3 bed; 1 x 4 bed units) and 114 student accommodation rooms.

2011/0503/P – planning permission granted on 28/04/2011 for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing.

Relevant policies

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

Assessment

The proposed amendment to the existing permission granted in 2011 relates only to the imposition of an additional condition requiring the implementation of the permission in accordance with the approved list of drawing numbers.

The condition would normally have been imposed routinely following the CLG's Guidance '*Greater Flexibility for Planning Permissions*' in October 2010. However it was not included on the decision notice due to procedural error.

The imposition of the condition would enable the applicant to make minor material amendments to the permission by way of a Section 73 application for a replacement condition listing amended drawing numbers. This is in line with the Government advice issued in 2010 as referred to above.

The imposition of the condition is considered to have no effect on the materiality of the permission as originally granted. Any subsequent section 73 application would be considered separately from this application and be subject to an assessment on its merits after undertaking necessary consultation.

Recommendation: Grant non-material amendment

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