

Delegated Report		Analysis sheet		Expiry Date:		24/04/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Peter Higginbottom				2014/1635/P			
Application Address				Drawing Numbers			
Suffolk House, 1-8 Whitfield Place & 114-116 Whitfield Street London W1T				(PL)200 Rev P1, (07)007 Rev C3, (PL)020 Rev P1, (PL)021 Rev P1, (PL)022 Rev P1, (PL)99, (PL)030 Rev P1 Supporting Statement			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendments to planning permission 2010/5185/P dated 23/12/2010 (change of use from office to 13 residential units and construction of a new fourth floor extension), namely for a new Zinc cladding material for the roof extension.							
Recommendation(s):		Granted					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The 0.04 hectare rectangular shaped site directly fronts Whitfield Place to the north and Whitfield Street to the east, with the southern and eastern boundaries backing onto the rear elevations of properties that face Grafton Way and Tottenham Court Road respectively.

The entire site is located within the Fitzroy Square Island of the Bloomsbury Conservation Area and recognised as a positive contributor.

Relevant History

2010/5185/P - Change of use from office (Class B1) to 13 residential units (Class C3) involving partial demolition, refurbishment and construction of a new fourth floor extension (revision to planning consent 2009/2966/P granted on 16/10/2009) **GRANTED** 23/10/2010

2013/1981/P: Non-material amendments to planning permission (ref: 2010/5185/P) granted on 23 December 2010 for Change of use from office (Class B1) to 13 residential units (Class C3); namely to include re-arrangement of basement level layout, revised ground floor entrances, blocking up a window on Whitfield St, re-instatement of 3 windows on Whitfield St, removal of inset porches at rear 2nd and 3rd floor levels and revised flat layout. **GRANTED** 10/05/2013.

2014/1311/P - Amendment to planning permission ref 2010/5185/P (dated 23/12/2010) for the change of use from office (Class B1) to 13 residential units (Class C3), namely for removal of external walkways on north east elevation and internal reconfiguration of flats at ground, first, second and fourth floor levels. **GRANTED** 03/04/2014.

Relevant policies

LDF Core Strategy and Development Policies

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

CPG 1 Design 2013

Assessment

National Policy background

On 1 October 2009 Section 96A was inserted into the Town and Country Planning Act 1990 (as amended), in order to allow a non-material amendment to be made to an existing planning permission via a simple application and quick decision time (statutory consultation and publicity is not required). Purposely there is no statutory definition of 'non-material', because it is a matter of judgement on overall the context of any particular scheme – what may be material in one context may not be another. Generally however, changes would be non-material if they are discrete to the overall appearance and operation of a scheme and do not introduce any new amenity issues.

Proposed amendments

- Change top level and roof extension cladding from Marley Eternit “Natura Pro” board cladding to zinc.

Conclusion

The changes to the external cladding, although different would not materially affect the overall appearance of the building and raise no amenity issues.

In conclusion, both individually and cumulatively, the amendments are all considered to be consistent with the overall design and scope of the approved scheme. As a result, the proposal is not considered to be materially different from the approved scheme and accords fully with Section 96A of the Town and Country Planning Act 1990 (as amended).

Recommendation: Grant non-material amendments.