

Delegated Report		Analysis sheet		Expiry Date:		10/09/2014	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Karen Scarisbrick				2014/5277/P			
Application Address				Drawing Numbers			
30 Gray's Inn Road London WC1X 8HR				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non material amendment to planning permission reference 2013/3473/P dated 02/10/2013 to allow for alterations to the front façade, alteration to level front access, internal revisions, and the relocation of a green roof.							
Recommendation(s):		Grant Approval					
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:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application building relates to a basement, ground and 5 storey office block as part of terrace of similar height commercial blocks on east side of Grays Inn Road.

The building has established Class B1 use over all floors, including ground floor reception area behind a glazed frontage with stone clad surround, and a rooftop lift motor room and plant room effectively forming a 6th floor level.

The adjoining buildings are in office and residential uses with commercial units at ground floor. To the rear of the site are two-storey residential dwellings and a community centre. The site is not in a conservation area, it does however sit in between Bloomsbury CA and Hatton Garden CA.

Relevant History

2008/4041/P **Granted** Erection of a 6th floor roof extension to provide additional office floorspace (Class B1), a rear basement and ground floor conservatory extension, and alterations to ground floor frontage

2013/3473/P **Granted** Erection of roof extension and alterations to front and rear including amenity balconies associated with change of use from Class B1a offices to 13 Class C3 residential units (2 x studio, 5 x 1-bed, 5 x 2-bed, 1 x 3-bed) and a basement and ground floor Class A1/A2 use.

Relevant policies

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

Assessment

Introduction

Planning permission was granted on 02/10/2013 (Ref:2013/3473/P) for:

Erection of roof extension and alterations to front and rear including amenity balconies associated with change of use from Class B1a offices to 13 Class C3 residential units (2 x studio, 5 x 1-bed, 5 x 2-bed, 1 x 3-bed) and a basement and ground floor Class A1/A2 use.

A non-material amendment application is now sought for the following:

Front façade revision

Proposals would simply the façade, the material palette, include boiler flues, and alter window positions slightly so as to present a more regular rhythm to the fenestration of the building.

Access alterations

Two small steps are proposed to enable access to the building. This would replace a level access and is required as following site investigations in which it became evident that the existing structure of the building conflicts with the proposed design as level access would require a significant and costly removal of a substantial element of the slab, which will create significant additional design challenges to the delivery of a level access scheme.

Internal revisions

Are required to accommodate the structural features of the building. Unit mix and area would remain the same and works could be undertaken without permission, however, is included within the application for completeness.

Relocation of green roof

The green roof would be moved from the balcony position at sixth floor to the roof, and more than doubled in size. This would be to aid management and increase residential amenity provision. This detail is submitted for formal approval under condition 5 attached to the planning permission.

Assessment

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, either individually or cumulatively will have any material impact on the overall design idiom, neighbour amenities or conservation area character. This is primarily owing to the context of the overall approved scheme and the nature of the neighbouring buildings, with the proposed changes being of a relatively minor scale and nature in this context.

With regard to the removal of level access, the applicant has noted that there is provision within the residential management strategy for temporary ramps to the residential accommodation to be utilised, ensuring that disabled users

are able to access the development at all times. Internal disabled access features would remain unchanged.

An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the substantive planning permission granted on 04/10/2012 under reference number 2011/5323/P, and is bound by all the conditions and obligations attached to that permission.

Recommendation

Approve non-material amendments