

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/08/2014
	N/A / attached	<b>Consultation Expiry Date:</b>	n/a

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2014/4319/P

<b>Application Address</b>	<b>Drawing Numbers</b>
52-54 Mount Pleasant London WC1X 0AL	Refer to 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>
Installation of x4 CCTV cameras as an amendment to elevations approved under planning permission 2011/6016/P dated 11/05/2012.

<b>Recommendation(s):</b>	Approve non material amendment
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<b>Application Type:</b>	Non Material Amendments
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<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

<b>Consultations</b>
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<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
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<b>CAAC/Local groups* comments:</b>	n/a
*Please Specify	

### Site Description

Existing hostel building at the end of Mount Pleasant. Planning permission granted for various demolition works and extensions

### Relevant History

- **2012/5460/P - Variation of condition 2** (development to be carried out in accordance with the approved plans and documents) and condition 25 (energy statement) pursuant to planning permission granted 11/05/2012 (ref 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades and other alterations) to include an energy addendum report and so that the minimum CO2 emissions reduction refers to the new build element only. Granted 3 December 2012
- **2012/4931/P - Variation of condition 2** (development to be carried out in accordance with the approved plans) and condition 3 (windows to be obscure glazed) pursuant to planning permission granted on 11/05/2012 (ref 2011/6016/P) (for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, and other alterations) to allow for minor material amendments to include amendments to the footprint, height, unit mix and elevations to the West

Building, associated changes to obscure glazed windows, alterations to the main building entrance and alterations and extensions to basement plant/store areas. 13 November 2012

- **2011/6016/P - Erection of a 3 storey extension to the east**, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 11 May 2012

- **Various approval of details applications**

### **Relevant policies**

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

### **Assessment**

#### **Proposal**

The proposed changes are:

- To provide 2 CCTV cameras to the Mount Pleasant façade at ground floor level, one by the main entrance and one to the new extension close to the bend in the road
- To provide 1 CCTV camera on the courtyard façade of the building to the south at ground floor level
- To provide 1 CCTV camera on the courtyard façade of new building to the west of the courtyard at ground floor level

The cameras are proposed to be “Spectra IV SL series Dome systems”

#### **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.”*

The proposed CCTV cameras are required in response to requests from local residents following consultation for the approval of the ‘Facilities and Locality Management Plan’ as required by the S106.

It is considered that the proposed change to include the CCTV cameras, either individually or cumulatively with the previous variations, will not 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.

The proposed amendments are not considered to alter the meaning or effectiveness of any part of the section 106 agreement which forms part of the original consent, and thus no deed of variation or other modification to that agreement is required as a result.