

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/09/2014</b>	
	N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>			<b>Application Number(s)</b>			
Sally Shepherd			1. 2014/5389/P 2. 2014/5732/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Treasure House 19-21 Hatton Garden London EC1N 8BA			Refer to decision notice			
<b>Proposal(s)</b>						
1. Alteration to rooflights approved under planning permission 2014/3071/P dated 10/07/2014 for the replacement roof light and enlargement of roof light to internal courtyard. 2. Replacement of existing rooflight with aluminium frame and installation of another rooflight in internal courtyard.						
<b>Recommendation(s):</b>		1. Grant Non-material amendment 2. Grant Listed building consent				
<b>Application Type:</b>		1. Non Material Amendment 2. Listed Building consent				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A				
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A				

## Site Description

The site comprises a three storey plus mansard office building with retail on the ground floor which is located on the east side of Hatton Garden. To the rear of the site is a single storey element which the application relates to.

The building is Grade II listed and is located in the Hatton Garden conservation area.

## Relevant History

**8700420** – Planning permission refused on 04/06/1987 for erection of a single-storey extension at first floor level for use as offices.

**9000042** – Planning permission granted on 19/07/1990 for Extension of mansard roof to incorporate extra floor (5th) for Class B1 use and the installation of dormer windows in the existing mansard roof.

**8401940** – Planning permission granted on 16/01/1995 for erection of two single storey structures at first floor level to provide reception and toilet facilities.

**2005/5490/P & 2006/1441/L** – Planning and listed building consent granted on 13/06/2006 for retention of the change of use of part lower ground floor from office (Class B1) to gym/fitness studios (Class D2) for a temporary period.

**2014/2487/L** – Listed building consent granted on 06/06/2014 for demolition of internal structural walls to create an open plan space.

**2014/3071/P & 2014/3121/L** – Planning and listed building consent granted on 10/07/2014 for replacement roof light and enlargement of roof light to internal courtyard.

**2014/3631/P & 2014/3822/L** – Planning and listed building consent granted on 19/09/2014 for installation of 5 x air-conditioning units on roof (at fourth floor level), installation of two extract ducts and fans in rear lightwell and re-configuration of existing air-conditioning units first floor roof in rear lightwell.

## Relevant policies

### LDF Core Strategy and Development Policies

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

## Assessment

### Background

Planning permission and listed building consent was granted in 2014 to replace the existing timber and perspex rooflight with a rooflight comprising glazed panels and a powder coated frame of the same dimensions. Permission was also granted to replace the existing rooflight in the flat roof with a larger rooflight to match the size of the other rooflight.

### Proposal

Instead of installing the larger lantern rooflights, the applicant would now like to retain one of the existing rooflights but replace the frame with an aluminium profile frame and install two smaller rooflights in place of the other proposed lantern rooflight another.

### Assessment

Section 96A 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”*.

Whilst there is no statutory definition of ‘non-material’, the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

It is considered that the changes listed above do not harm the appearance or detract from the special interest of the listed building or the appearance of the building or the Conservation Area. There are no amenity impacts for nearby buildings as a result of the changes.

The proposed amendments are considered to be minor in the context of the scheme and do not raise any new issues or alter the substance of the approved scheme. They can be treated as non-material.

### Recommendation

Grant non-material amendment