

Mr Nicholas Brill
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2b Lichfield Grove
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N3 2JP

Application Ref: **2014/5369/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

11 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Pakenham Arms
1 Pakenham Street
London
WC1X 0LA**

Proposal: Amendment to planning permission (2013/6910/P) dated 10/03/2014 (for the change of use from ancillary residential above pub to create 1 x 2 bed, 2 x 1 bed, 1 x studio flat & associated alterations to include alterations to rear elevation and installation of glass balustrade at roof level), namely to raise part ground floor level, widen shower rooms (flats 2 & 4), relocate kitchen (flat 3), and associated alterations.

Drawing Nos: Superseded plans:
(13 808) P02A; P05A;

Revised plans:
(P2836) 01C, 04C, 10B, (13 808) P 02B, P 05B, C 57A, C58A, C59C, C60C.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.5 of planning permission 2013/6910/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: (P2836) 01C, 04C, 10B, (13 808) P 02B, P 05B, C 57A, C58A, C59C, C60C.

Reason: For the avoidance of doubt and in the interest of proper planning.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations include installation of two steel beams, raising the floor of part of a corridor, resiting a kitchen, altering the size of shower rooms and reinforcing the corners of the building on the rear elevation. The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. The proposed works can therefore be treated as non-material and are considered acceptable.

The alterations would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 10/03/2014 under reference number 2013/6910/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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