

Mr Tamir Addadi
Tamir Addadi Architecture
51D Tabley Road
London
N7 0NB

Application Ref: **2015/0331/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

25 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
11 John Street
London
WC1N 2EB

Proposal: Alterations to front entrance door and fanlight, new first floor rear skylight, infill extension to fourth floor roof terrace to redevelopment approved under planning permission 2013/7230/P dated 21/07/2014.

Drawing Nos: Superseded plans: 1, 2, 3, 4, 5, 6, 6A, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 16A, 17A, 18, 19, 19A, 20A, 21A, 22, 23, 24, 25 and 26

Proposed plans: 1revB, 2revB, 3revB, 4revB, 5revB, 6revB, 6ArevB, 7revB, 8revB, 9revB, 10revB, 11revB, 12revB, 13revB, 14revC, 15revC, 16revC, 17revC, 18revC, 19revC, 19ArevC, 20revC, 21revC, 22revC, 23revC, 24revC, 25revC, 26revC.

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

For the purposes of this decision, condition no.3 of planning permission 2013/7230/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, drawing numbers 1revB, 2revB, 3revB, 4revB, 5revB, 6revB, 6ArevB, 7revB, 8revB, 9revB, 10revB, 11revB, 12revB, 13revB, 14revC, 15revC, 16revC, 17revC, 18revC, 19revC, 19ArevC, 20revC, 21revC, 22revC, 23revC, 24revC, 25revC, 26revC.

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

Informative(s):

1 Reasons for granting permission.

The amendments to the approved scheme include a revised front door and fanlight, insertion of a rooflight at rear first floor level, and an infill extension to part of the fourth floor roof terrace. The revised door is considered to be in keeping with those on the adjoining buildings in the terrace. The revised fanlight is considered to be an improvement as it is more detailed, in keeping with the original design and matches the majority of those in the street. The proposed rooflight is small in size, to the rear of the site, and not readily visible from any adjoining properties. The infill at roof level will not change the external appearance of the building. The proposed alterations are minor and appropriately designed and as such would not materially impact on the appearance of the building. The revised proposal is similar in nature to the original proposal and not materially different from the approved scheme.

The size and location of the new skylight are such that it would not afford close or direct views into adjoining properties and as such not materially impact the privacy of adjoining residential occupiers. The infill roof extension is fully within the envelope of the approved scheme and as such would not have an overshadowing, loss of light, or loss of outlook impact on adjoining properties. The revision would not result in an unacceptable loss of amenity space for future occupants.

The full impact of the scheme has been assessed by virtue of the previous approval granted 21/07/2014 under reference number 2013/7230/P. In the context of the approved scheme, it is considered that the amendments would be non-material.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission granted on 21st July 2014 under reference number 2013/7230/P and is bound by all the conditions 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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