

Mr Bruce Davison
Recursion Design Ltd
74 Kensington Park Road
London
W11 2PL

Application Ref: **2015/1264/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

30 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
2 Britannia Street
London
WC1X 9JD

Proposal: Amendments to planning permission dated 17/11/2014 ref .2013/6916/P (for Change of use from A4 (Drinking Establishment) and erection of mansard roof, including erection of 3-storey infill side extension (south side) plus lowering of the existing basement floor to provide 4x 2 bedroom and 4x 1 bedroom dwellings (Class C3)), involving various minor elevational alterations to fenestration and roof, and re-configured internal layout to flats.

Drawing Nos:

Superseded plans: FF-100 Rev C; FF-101 Rev B; FF-102 Rev A; FF-103 Rev A; FF-104 Rev A; FF-105 Rev A; EL-120 Rev C; EL-121 Rev C; EL-122 Rev A; SE-123 Rev B; SE-124 Rev A; SE-125 Rev C.

Approved plans: RD-1007-PA-PL001 RevA; RD-1007-PA-PL002 RevA; RD-1007-PA-PL003 RevA; RD-1007-PA-PL004 RevA; RD-1007-PA-PL005 RevA; RD-1007-PA-PL006 RevA; RD-1007-PA-EL001 RevA; RD-1007-PA-EL002 RevA; RD-1007-PA-EL003 RevA; RD-1007-PA-S001 Rev A; RD-1007-PA-S002 Rev A; RD-1007-PA-S003 Rev B;



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

Condition 3 of the planning permission granted on 17/11/2014 under reference number 2013/1669/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; Approved: RD-1007-PA-PL001 RevA; RD-1007-PA-PL002 RevA; RD-1007-PA-PL003 RevA; RD-1007-PA-PL004 RevA; RD-1007-PA-PL005 RevA; RD-1007-PA-PL006 RevA; RD-1007-PA-EL001 RevA; RD-1007-PA-EL002 RevA; RD-1007-PA-EL003 RevA; RD-1007-PA-S001 Rev A; RD-1007-PA-S002 Rev A; RD-1007-PA-S003 Rev B; EX-FF - 100 A; EX-FF - 101 A; EX-FF - 102 A; EX-FF - 103 A; EX-FF - 104 A; DEM - 000 A; DEM - 001 A; DEM - 002 A; DEM - 003 A; DEM - 004; EL - 110 A; EL- 111 A; EL- 112 A; SE- 113 A; SE- 114 A; SE- 115 A; DT-101; DT-102; S80 (01/11) Syntegra Consulting / Internal Daylight Analysis April 2014; Basement Impact Assessment, Eastwood & Partners 36131-001(2), September 2013; Aaran Acoustics, September 2013; Daylight & Sunlight Report, MES Energy Services, 16th October 2013; Design & Access Statement.

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

Informative(s):

1 Reasons for granting approval-

The proposed amendments involve the following:

- a] the retention of the existing original window plus insertion of new pavement low-level windows in south elevation at ground floor level,
- b] low-level pavement window on east elevation to be omitted;
- c] the insertion of 1x window in mansard roof extension on east elevation to correspond with 3rd floor level;
- d] revised 30:70 mansard roof pitch with unchanged roof profile;
- e] revised vault section at basement floor level, plus removal of pavement skylights.
- f] rearranged internal flat layout on basement and ground floors.

The various external alterations are considered acceptable in that they retain the rhythm and symmetry of the elevations, are subordinate in scale and design, and preserve the character of the host building and the conservation area. They are considered to be minor revisions to the approved scheme and do not materially alter the overall appearance of the scheme, its impact on amenity, or its mix and quality of residential accommodation. Thus the alterations do not require planning permission.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 17th November 2014 reference 2013/1669/P.

In the context of the permitted scheme, it is considered that the amendments would not have any further impact on the building, street scene and Conservation Area or on nearby occupiers.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 17th November 2014 reference 2013/1669/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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment

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