

Rory McManus  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2014/4869/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

14 August 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**20 Guilford Street**  
**London**  
**WC1N 1DZ**

Proposal: Enlargement of the louvre on the south elevation, repositioning of doors and windows on the east elevation and plant access on roof, installation of a concrete plinth on the north and west elevations, and a reduction in height of the plant enclosure by 0.1m as an amendment of the approved scheme under planning permission 2014/2880/P dated 20/06/2014 (for the erection of an electrical sub-station in the rear yard).

Drawing Nos: Site location plan (Ref: PL\_01); 464\_PL\_01 (Site Location Plan); 464\_PL\_02 Rev 1; 464\_PL\_03; 464\_PL\_04; 464\_PL\_05 Rev 1; 464\_PL\_06 Rev 1; 464\_PL\_07; Arboricultural Implications Report by Simon Jones Associates (April 2014); Historic Environment Assessment by Museum of London Archaeology (April 2014); Noise Report (ref: ET\_1004957\_9\_AH\_20140408-Substation Letter for Planning\_1.doc); Design and Access Statement by Stanton Williams (15 April 2014), Letter from DP9 dated 24th July 2014 (Ref: RMM/RPW/DP3516).

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. 2 of planning permission 2014/2880/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:- 464\_PL\_01 (Site Location Plan); 464\_PL\_02 Rev 1; 464\_PL\_03; 464\_PL\_04; 464\_PL\_05 Rev 1; 464\_PL\_06 Rev 1; 464\_PL\_07; Arboricultural Implications Report by Simon Jones Associates (April 2014); Historic Environment Assessment by Museum of London Archaeology (April 2014); Noise Report (ref: ET\_1004957\_9\_AH\_20140408-Substation Letter for Planning\_1.doc); Design and Access Statement by Stanton Williams (15 April 2014), Letter from DP9 dated 24th July 2014 (Ref: RMM/RPW/DP3516).

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 non material amendment:

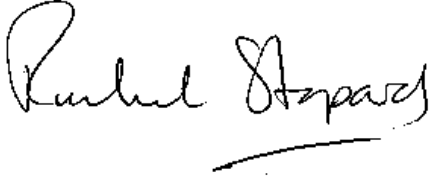
The proposed amendments, namely the enlargement of the louvre located on the south elevation, re-positioning of doors and windows on the east elevation and plant access on roof, installation of a concrete plinth on the north and west elevations, and a reduction in height of the plant enclosure by 0.1m are considered to be of an appropriate unobtrusive design in relation to the proposed sub-station structure and of a minor nature that would not significantly alter the appearance of the building. Due to their minor nature, the proposed amendments would not significantly harm the amenity of any adjoining/adjacent residential occupiers in terms of the loss of their light, outlook, enclosure or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 20th June 2014 reference 2014/2880/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers. Given the minor nature of the amendments and the building being located in the rear yard and not visible from the wider public realm they are not considered to impact in any material way upon the appearance of the host building, street scene or the Bloomsbury Conservation Area.

- 2 You are advised that this decision relates only to the enlargement of the louvre located on the south elevation, re-positioning of doors and windows on the east elevation and plant access on roof, installation of a concrete plinth on the north and west elevations, and a reduction in height of the plant enclosure by 0.1m and shall only be read in the context of the substantive permission granted on 20th June 2014 under reference number [2014/2880/P] and is bound by all the conditions (1, 3, and 5) 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 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard  
Director of Culture & Environment

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