

Ms Louise Morton
Quadrant Town Planning Ltd
The Office
14 Harcourt Close
Henley on Thames
Oxon
RG9 1UZ

Application Ref: **2015/1502/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

22 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Westminster Kingsway College
Kings Cross Centre
211 Gray's Inn Road
London
WC1X 8RA

Proposal: Omission of part of roof along with alterations and additions to doors of extensions approved under planning permission 2014/7655/P dated 27/02/15.

Drawing Nos:

Superseded: (PA)021-P2, (PA)022-P2, (PA)023-P2, (PA)024-P2, (PA)025-P2, (PA)026-P2, (PA)028-P2, (PA)029-P1, & (PA)030-P1.

Revised: (PA)021-P3, (PA)022-P4, (PA)023-P3, (PA)024-P3, (PA)025-P4, (PA)026-P4, (PA)028-P4, (PA)029-P3, (PA)030-P2, & (PA)031-P1.

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 2014/7655/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: 2004 (PA)001, (PA)002-P1, (PA)003-P1, (PA)004-P1, (PA)005-P1, (PA)006-P1, (PA)007-P1, (PA)008-P1, (PA)009-P1, (PA)010-P1, (PA)011-P1, (PA)012-P1, (PA)020-P4, (PA)021-P3, (PA)022-P4, (PA)023-P3, (PA)024-P3, (PA)025-P4, (PA)026-P4, (PA)027-P2, (PA)028-P4, (PA)029-P3, (PA)030-P2, (PA)031-P1, Sustainability Statement for Planning 14549 Rev: A, Plant Noise Limited Report 14/0677/R1-1, Planning Statement, and Design & Access Statement.

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

Informative(s):

1 Reason for granting permission

The application seeks confirmation that omission of part of the roof of the approved single storey ground floor rear extension, insertion of an additional set of double doors and relocation of an approved door in the ground floor west elevation of the approved two storey rear infill extension, and relocation of the access door to the rear courtyard are non-material amendments to planning permission 2014/7655/P.

Omission of the roof would mean that part of the existing rear courtyard would remain in its current form. The opening would expose part of the approved two storey rear extension, but this element is not readily visible from the public domain as it is enclosed within the existing courtyard wall. As the revised proposal would maintain the existing building envelope and use of this area it would have no additional impact on the amenity of adjoining properties.

The additional door and relocated door would not be visible from street level as the area on to which they open is enclosed by the existing courtyard wall. Notwithstanding, the doors would match existing doors on this elevation and would not upset the solid to void ratio of this elevation. It is considered that in the context of the wider scheme the doors would have a non-material impact on the design of the proposal. The doors would not have views out into any adjoining or nearby windows and as such would not result in any material amenity impacts.

The service yard door would be shifted 1.5m to the south. The location of the door serves no specific design purpose and as such this relatively small shift is not considered to have a material impact on the overall design of the approved scheme. The door moves further away from the nearest adjoining residential properties and as such is not considered to have a material impact on their amenity.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision. No previous amendments have been made to permission 2014/7655/P.

As such, the proposal is considered to be in keeping with the requirements of section 96a of the Town and Country Planning Act 1990 (as amended).

- 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 2014/7655/P dated 27/02/2015 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



Ed Watson
Director of Culture & Environment

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