

Mr. Aiden Crawshaw
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EC2A 3AR

Application Ref: **2015/2781/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
39 Great Russell Street
London
WC1B 3PH

Proposal: Replacement of window and door onto second floor rear terrace with a window and sliding French doors, as an amendment to planning permission granted on 24/12/12 (ref:2012/6017/P) for erection of a single storey roof extension, creation of a roof terrace and terrace at rear third floor level and associated alterations to the building including the installation of a new door at rear third floor level and the replacement of existing balustrade in connection with use as a residential flat.

Drawing Nos: Superseded Plans: 055 SKD 24, 055 SKD 31 Rev A
Approved plans: 055 SKD 24 Rev B, 055 SKD 31 Rev D

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

- 1 For the purposes of this decision, condition no.3 of planning permission 2012/6017/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: Site location plan (Ref: 055 SKD 00) (Prefix 055 SKD) 06; 07; 08; 09; 10; 11; 12; 20; 21; 22; 23; 24 Rev B; 25 Rev A; 26 Rev A; 27; 28; 29; 30 Rev A; 31 Rev D; 32; Design and Access Statement by Mowbray Crawshaw Architects (Ref:055)

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

Informative(s):

1 Reasons for granting permission:

The proposed amendment, namely removal of the existing rear window and previously approved access door with new glazed sliding doors and window, is considered to be of an appropriate unobtrusive design in relation to the existing dwelling and of a minor nature that would not significantly alter the appearance of the building or character of the conservation area. Due to its minor nature, the proposed amendment would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 24 December 2012 under reference 2012/6017/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation to the approved scheme.

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 24 December 2012 under reference 2012/6017/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



Ed Watson
Director of Culture & Environment

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