

Mr. Rupert Litherland  
Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Application Ref: **2015/2738/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

7 July 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non Material Amendments to planning permission

Address:  
**St. Martins House**  
**65-75 Monmouth Street**  
**London**  
**WC2H 9DG**

Proposal: Amendment (relating to the reconfiguration of roof form and associated plant, alteration of shopfront, access and fenestration) to planning permission ref 2014/4870/P granted on 12/05/2015 (for the change of use of building to provide office (Class B1), residential (Class C3) and retail uses (Class A1) and associated elevational and internal alterations)

Drawing Nos: Consented/Superseded:  
20321-P01 Rev A, 20321-P02 Rev C, 20321-P03 Rev A, 20321-P04 Rev A, 20321-P05 Rev A, 20321-P06 Rev A, 20321-P10 Rev A, 20321-P07, 20321-P08 Rev B, 20321-P09, 20321-P11 Rev B, 20321-P12 Rev E, 20321-P13.

Proposed:  
00\_110 Rev P02; 00\_111 Rev P01; 00\_112 Rev P01; 00\_113 Rev P01; 00\_114 Rev P01; 00\_115 Rev P01; 00\_116 Rev P01; 00\_210 Rev P01; 00\_211 Rev P02; 00\_310 Rev P01; 00\_311 Rev P01; and 00\_312 Rev P01, Letter dated 14th May 2015, prepared by Jan Donovan of Rolfe Judd, Letter dated 30th March 2015, prepared by Franks and Lewin.



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.3 of planning permission 2014/4870/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 P4812/RJP/P01, 20321-01, 20321-02, 20321-03, 2032104, 20321-05, 20321-06, 20321-07, 20321-10 Rev A, 20321-08, 20321-09, 20321-11, 20321-12 Rev B, Environmental Health Survey & Plant Noise Assessment Report 2010/PNA1/Rev2, Planning Statement (Ref: P5457), dated July 2014, Lifetime Homes Assessment (Rev C) - F&T 20321 - July 2014, 00\_110 Rev P02; 00\_111 Rev P01; 00\_112 Rev P01; 00\_113 Rev P01; 00\_114 Rev P01; 00\_115 Rev P01; 00\_116 Rev P01; 00\_210 Rev P01; 00\_211 Rev P02; 00\_310 Rev P01; 00\_311 Rev P01; and 00\_312 Rev P01, Letter dated 14th May 2015, prepared by Jan Donovan of Rolfe Judd, Letter dated 30th March 2015, prepared by Franks and Lewin.

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 permission.

Following further structural stability investigations the proposal amends the internal layout of the commercial and residential elements of the building including the stair and lift core (albeit retention as per existing in part), external access, cycle and refuse facilities at basement floor level and shop, office and residential arrangements at upper floor level. The external manifestations relate to the entrance elements serving each use and associated plant alterations at upper and roof level as a result of the internal reconfiguration.

The proposal in respect of residential and commercial provision remains policy compliant with the previous approval granted on 18/10/2010 under reference number 2010/4555/P.

The internal alterations proposed, by virtue of their extent, condition and quality ensures no harm to the special architectural and historic interest of the listed building and would preserve the character and appearance of the surrounding conservation area.

Due to the nature and extent of alterations proposed, the proposal would be of no greater detriment to the amenity levels enjoyed by the adjacent residential occupiers than the existing or extant arrangement.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 12/05/2015 under reference number 2014/4870/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

- 2 You are advised that this permission relates only to the changes highlighted on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 12/05/2015 under reference number 2014/4870/P, and is bound to all other 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



Ed Watson  
Director of Culture & Environment

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