

Mr Tony Allen
Allen Planning Ltd
21A New Street
Salisbury
Wiltshire
SP1 2PH

Application Ref: **2015/2179/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

23 Hatton Wall
Basement and Ground Floors
London
EC1N 8JJ

Proposal:

Variation of condition 3 (approved plans) under ref.2012/5417/P dated 03/12/2012; namely description of the development to refer only to the basement and ground floor levels and removal of the 1st floor plan.

Drawing Nos: Superseded: HD517/ 4004

Approved Drawings: [Site Location Plan: HD517/ 4000; HD517/ 4001; HD517/ 4002; HD517/ 4003; HD517/ 4004 A]

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 3 of the planning permission granted on 03/12/2012 under reference number 2012/5417/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: Site Location Plan: HD517/ 4000; HD517/ 4001; HD517/ 4002; HD517/ 4003; HD517/ 4004 A.

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

Informative(s):

1 Reason for granting permission

The original extant approved scheme [ref. 2012/5417/P] involved the 'change of use of ground and basement floor levels from A3/A4 use to B1 office use, and of first floor from sui-generis to B1 office use. In the intervening period, the Council granted planning permission in July 2014 for the 'Change of use at first floor level from Sui Generis to residential (Class C3), and erection of a roof extension, including extension at second floor level rear, new third floor level to create an additional storey, in connection with the provision of 2 x 1 bedroom and 3 x 2 bedroom self-contained flats, and alterations to shopfront including new residential entrance' [ref.2013/5763/P]. Both schemes have been implemented.

The current proposal is to amend the implemented [ref. 2012/5417/P] description, omitting the 1st floor, creating a separate description comprising the basement and ground floors. No actual alterations to the building are proposed. In light of the above, the proposed amendment is considered to be acceptable and in no way detrimental to the proposed building, the surrounding areas nor will they impact detrimentally on neighbour amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 3rd December 2012 reference 2012/5417/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.

No objections have been raised in relation to the application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

2 This approval under Section 73 of the 1990 Act effectively varying the relevant

condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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