

Mr. Stephen Rickards
Burke Rickards Ltd
Devcor House
91 North Hill
Plymouth
Devon
PL4 8JT

Application Ref: **2015/2637/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

7 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
3-11 Eyre Street Hill
Clerkenwell
London
EC1R 5ET

Proposal: Rear extension to penthouse footprint, substitution of tecu copper cladding to prelaq nova plx cladding, amendment to entrance door details and movement of flank wall to north elevation at top floor level.

Drawing Nos: Superseded: 253A(PA)104, 253A(PA)106, 253A(PA)107 .

Approved: 2156/315 REV H; 2156/401 REV G; 2156/501 REV E; 2156/506 REV F;
2156/506 REV A; 2156/507 REV A; 2156/SK030; 2156/SK040;Prelaq Nova PLX
cladding by Newell - Colour: RAL 8003 Design & Access Statement, April 2015.

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 3 of planning permission 2012/5362/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 253A(EX)001; 253A(EX)90; 253A(EX)099 Rev A; 253A(EX)100 Rev A; 253A(EX)101 Rev A; 253A(EX)102 Rev B; 253A(EX)103 Rev A; 253A(EX)104 Rev A; 253A(EX)106 Rev A; 253A(EX)107 Rev A; 253A(EX)108 Rev A; 253A(EX)109 Rev A; 253A(EX)110 Rev A; 253A(PA)099 Rev A; 253A(PA)100 Rev A; 253A(PA)101 Rev A; 253A(PA)102 Rev B; 253A(PA)103 Rev B; 253A(PA)105 Rev C; 253A(PA)108 Rev C; 253A(PA)109 Rev A; 253A(PA)110 Rev A; 253A(PA)111 Rev A; 253A(PA)112; 2156/315 REV H; 2156/401 REV G; 2156/501 REV E; 2156/506 REV F; 2156/507 REV A; 2156/SK030; 2156/SK040; Prelaq Nova PLX cladding by Newell - Colour: RAL 8003 Design & Access Statement, April 2015.]

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.

The proposed amendments are namely a] extension to the Penthouse footprint to form a utility / storage area as replacement for roof terrace at the rear; b] prelaq nova plx standing seam cladding as replacement for copper cladding to Penthouse, c] new balustrade and handrail, d] amendment to entrance door details and movement of flank wall to north elevation at top floor level. The proposed extension to the penthouse 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. The building's height remains unaltered as per drawing no. 2156/SK040. Owing to its setting, at the rear, not being visible from the public realm, the proposed extension and prelaq nova plx standing seam cladding would not add any significant additional harm to the appearance of the host building or the conservation area.

The proposed extension location opposite business floorspace would not cause harm to the amenity of any adjoining/adjacent residential occupiers in terms of the loss of day/sunlight, outlook, enclosure or privacy.

The proposed balustrade and handrail, and amended entrance door details and movement of flank wall to north elevation at top floor level would have no design or amenity impact and are considered satisfactory.

The full impact of the proposed development [roof extension] has already been assessed by virtue of the previous approval granted on 30th April 2012 reference 2012/5362/P; [and 18th January 2010 reference 2009/3638/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 proposed amendments, it is not considered that they impact in any material way upon the appearance of the host building, street scene or the Hatton Garden Conservation Area.

- 2 You are advised that this decision relates only to [rear roof extension, replacement cladding, new balustrade and flank wall amendment] and shall only be read in the context of the substantive permission granted on [insert date] under reference number [2006/4476/P] and is bound by all the conditions [insert and obligations if necessary] 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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