

Miss Sophie Reay
Indigo Planning
87 Chancery Lane
London
WC2A 1ETApplication Ref: **2015/3149/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
6 John Street
London
WC1N 2ES

Proposal: Alterations to include changes to refuse store door, matching balustrade to 3rd floor windows, retention of garden walls, minor alterations to internal layout, relocation of plant equipment and alterations to roof lights to extensions and change of use granted under planning permission 2014/6795/P dated 30/03/15.

Drawing Nos: Revised Plans: Schedule of amendments (798_SA) Rev T3 dated 26/05/2015; Email from Sophie Reay dated 18/08/2015; Cover letter (ref: let.024.SDR.JM.21550001) dated 02/06/2015; 798_200 Rev P3; 798_201 Rev P4; 798_202 Rev P4; 798_203 Rev P3; 798_204 Rev P4; 798_205 Rev P5; 798_206 Rev P4; 798_207 Rev P2; 798_211 Rev P2; 798_212 Rev P2; 798_213 Rev P2; 798_221 Rev P1; 798_222 Rev P1; 798_223 Rev P6; 798_224 Rev P2.

Superseded Plans: 798_200 Rev P2; 798_201 Rev P3; 798_202 Rev P3; 798_203 Rev P2; 798_204 Rev P3; 798_205 Rev P3; 798_206 Rev P2; 798_207 Rev P1; 798_211 Rev P1; 798_212 Rev P1; 798_213 Rev P1; 798_223 Rev P4; 798_224 Rev P1.

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.2 of planning permission 2014/6795/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans (798_)001; 100; 101; 102; 103; 104; 105; 106; 107; 111; 112; 113; 123 P2; 124; 151; 152; 153; 154; 155; 156; 161; 162; 173; 174; 200 Rev P3; 201 Rev P4; 202 Rev P4; 203 Rev P3; 204 Rev P4; 205 Rev P5; 206 Rev P4; 207 Rev P2; 211 Rev P2; 212 Rev P2; 213 Rev P2; 222 Rev P1; 223 Rev P6; 224 Rev P2; 401, Structural Report (24032) dated November 2014, Marketing Report dated 29 October 2014, Noise Impact Assessment (70007779) dated 27/10/2014, Planning Statement October 2014, Design and Access Statement, Schedule of Works to listed façade dated October 2014, Energy Strategy (70007778) dated 27 October 2014, Heritage Appraisal October 2014, Transport Statement October 2014, Schedule of amendments (798_SA) Rev T3 dated 26/05/2015, Email from Sophie Reay dated 18/08/2015 and Cover letter (ref: let.024.SDR.JM.21550001) dated 02/06/2015.

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 Reason for granting permission

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 30/03/15 under reference number 2014/6795/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development. At lower ground floor to the front of the building the timber door to the bin store would be replaced with a louvre door and a concrete step and fire escape ladder would be added. These amendments are not considered to result in a material alteration to the appearance of the building and would be located below street level and concealed from views. To the lower ground floor rear the party walls would be retained rather than demolished, as they are located behind existing boundary treatment their retention would not materially alter the appearance of the property or have any neighbouring impacts as they are concealed from neighbouring views. Balustrading is proposed on the 3rd floor rear windows to match that used on the lower floors. As the materials would match and be set well behind the parapet of the level below, it is not considered that a material change to the appearance of the rear elevation would result. The alterations to the roof include replacing the rooflights with Automatic Opening smoke Ventilation (AOV). The size and positioning of the AOV will not be materially different from the original rooflights and would not be visible on the rear elevation. The amount of plant equipment has been reduced on the roof and would be relocated internally under the lower ground

floor staircase. As the size and number of plant equipment has been reduced externally, the change is not considered material. Based on the above considerations, the amendments would not significantly alter the appearance of the building nor would they result in any further impacts to the amenity of adjoining occupiers. Listed Building Consent would be required for the works and an application has been submitted under 2015/3477/L.

- 2 You are advised that this decision relates only to alterations as mentioned within the development description and shall only be read in the context of the substantive permission granted on 30/03/2015 under reference number 2014/6795/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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