

Ms Yen-Yen Teh
Emulsion Ltd.
6 Baker's Yard
London
EC1R 3DDApplication Ref: **2015/5544/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
14 Hatton Wall
London
EC1N 8JH

Proposal: Change in position of front door & shop front window to change of use of part ground floor, first, and second floors from commercial to provide two residential units, erection of single storey roof extension, roof terrace, replacement shopfront and alterations to front and rear elevation, granted under reference 2014/7438/P dated 23/03/2015

Drawing Nos: Superseded: 400_102A, 400_201B, 400_202B, 400_401A

Proposed: 400_102B, 400_201C, 400_202C, 400_401B

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 2014/7438/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

Site location plan, (400_) 012, 013, 014, 015, 016, 021, 022, 031, 032, 033, 102revB, 103revA, 104revA, 105revA, 106revA, 107revA, 201revC, 202revC, 301revB, 302revB, 303revB, 401revB.

Supporting documents:

Jarvis Keller Stephens letter dated 6th June 2014, Lifetime Homes Statement dated 19th November 2014, Planning and Heritage Statement prepared by Turley dated 1st December 2014, Design and Access Statement dated 19th November 2014, BLDA Consultancy Sunlight and Daylight Report dated 12th November 2014, Cover letter prepared by Turley dated 1st December 2014

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 The amendments to the shopfront are minor in nature and considered acceptable. The proposals do not significantly alter the appearance or form of the building nor affect neighbour amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 23 March 2015 under ref 2014/7438/P. In the context of the permitted scheme, it is considered that the amendments 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 of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23 March 2015 under ref 2014/7438/P and is bound by all the 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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