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Ltd
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Application Ref: **2015/3303/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

22 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Tybalds Estate
New North Street
London
WC1N

Proposal: Amendments to planning permission dated 13.5.14 ref 2013/1014/P (for Mixed use development to provide 93 mixed tenure residential units, alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities, etc), namely to allow- (a) omission of 'pop-up' roof access hatches and associated roof terraces and balustrades to the new Blemundsburly terraced houses; (b) changes to the internal layouts of some private flats in the 2 book-end blocks facing Orde Hall St; (c) omission of refuse chute from Devonshire Court new staircore.

Drawing Nos:

Superseded plans- 010; 011; 012; 013; 050; Z1 031; Z1 032; Z1 033; Z1 034 A; Z1 050; Z1 051 A; Z1 052; Z1 053; Z1 070; Z2 P01 030; Z2 P01 031; Z2 032; Z2 033; Z2 050; Z2 P01 052; Z2 P01 054; Z2 070; Z2 071; Z3 031; Z3 032; Z3 033; Z3 034; Z3 035.

Approved plans- 1211-A186- 010D, 011D, 012D, 013C; 1211-A186-A- 050 P01; 1211-A186-Z1- 031C, 032C, 033C, 034C, 050PO1, 051PO2, 052B, 053B, 070B; 1211-A186-Z2- 030PO1, 031PO1, 032PO1, 033PO1, 050PO1, 052PO1, 054PO1, 070 PO1, 071 PO1; 1211-A186-Z3- 031A, 032A, 033A, 034B, 035A; supporting note from Tibbalds dated 10.6.15



The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission ref 2013/1014/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-

5357/4.1/ 001 (Site Location Plan); 12026-PL-00-DM-101; 12026-PL-00-DM-102; 12026-PL-00-GA-101; 12026-PL-00-GA-102; 12026-PL-00-GA-103; 12026-PL-0A-GA-201; 12026-PL-0A-GA-202; 12026-PL-0A-GA-203; 12026-PL-0A-GA-204; 12026-PL-0A-GA-205; 12026-PL-0B-GA-201; 12026-PL-0B-GA-202; 12026-PL-0B-GA-203; 12026-PL-0B-GA-204; 12026-PL-0B-GA-205; 12026-PL-02-GA-301; 12026-PL-02-GA-302; 12026-PL-02-GA-303; 12026-PL-02-GA-304; 12026-PL-03-GA-301; 12026-PL-04-GA-301; 12026-PL-04-GA-302; 12026-PL-04-GA-303; 12026-PL-04-GA-304; 12026-PL-5A-GA-301; 12026-PL-5A-GA-302; 12026-PL-5A-GA-303; 12026-PL-5A-GA-304; 12026-PL-5B-GA-301; 12026-PL-5B-GA-302; 12026-PL-5B-GA-303; 12026-PL-5B-GA-304; 12026-PL-6A-GA-301; 12026-PL-6A-GA-302; 12026-PL-6A-GA-303; 12026-PL-6A-GA-304; 12026-PL-00-SE-001; 12026-PL-00-SE-002; 12026-PL-02-EL-201; 12026-PL-02-EL-202; 12026-PL-02-EL-203; 12026-PL-02-EL-204; 12026-PL-02-EL-205; 12026-PL-03-EL-201; 12026-PL-04-EL-201; 12026-PL-04-EL-202; 12026-PL-5A-EL-201; 12026-PL-5B-EL-201; 12026-PL-6A-EL-201; 12026-PL-02-ELX-201; 12026-PL-02-ELX-202; 12026-PL-03-ELX-201; 12026-PL-04-ELX-201; 12026-PL-5A-ELX-201; 12026-PL-5B-ELX-201; 12026-PL-6A-ELX-201; 12026-PL-00-SK-001; 12026-PL-00-SK-002; 000; 001; 002; 040; 041; 042; 043; 051; 052; 053; Z1 020; Z1 030; Z1 035; Z1 036; Z1 037; Z1 054; Z1 055; Z1 080; Z2 034; Z2 051; Z2 053; Z2 080; Z3 030; Z3 036; Z3 050; Z3 051; Z3 070; Z3 080; LL434-100-001; LL434-100-002; LL434-100-003; LL434-100-004; LL434-100-005; LL434-100-006; LL434-100-007; LL434-100-011; LL434-100-012; LL434-100-013; LL434-100-021; LL434-100-022; LL434-100-023; LL434-100-031; LL434-100-051; LL434-100-052; LL434-100-061; LL434-100-071; LL434-100-072; LL434-100-073; LL434-100-075; LL434-100-081; LL434-100-085; LL434-100-091; LL434-100-092; LL434-100-093; LL434-100-094; LL434-100-095; LL434-100-101; 10907-T129-D2; 10907-T130-D1 (note that all the other subsequent documents and plans remain the same); 1211-A186- 010D, 011D, 012D, 013C; 1211-A186-A- 050 P01; 1211-A186-Z1-031C, 032C, 033C, 034C, 050PO1, 051PO2, 052B, 053B, 070B; 1211-A186-Z2-030PO1, 031PO1, 032PO1, 033PO1, 050PO1, 052PO1, 054PO1, 070PO1, 071PO1; 1211-A186-Z3- 031A, 032A, 033A, 034B, 035A; supporting note from Tibbalds dated 10.6.15.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments, namely those involving omission of roof terraces and associated balustrades and access hatches and their replacement by green roofs, and omission of an external refuse shaft, are considered to have no overall impact on the form, design and function of the approved residential blocks. The proposed amendment, involving reduction in size of the recessed balconies to provide more living space internally and associated fenestration alterations, is also considered to have no significant impact on the design and layout of the approved residential blocks and will not impact on internal residential amenities.

The loss of roof terraces and reduction of size of recessed balconies will not harm the amenities of future occupants as sufficient amenity spaces will be provided by other gardens and terraces associated with these units which comply with London Plan standards.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13.5.14 ref 2013/1014/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 13.5.14 ref 2013/1014/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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