

Mr. Henry Courtier
Pegasus Group
23 Hanover Square
London
W1S 1JBApplication Ref: **2015/5100/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

26 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
74 Charlotte Street
London
W1T 4QH

Proposal: Removal of skylight serving Class A3 use and replacement with an area of flat roof (5.4sqm) approved under planning permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013.

Drawing Nos: 57802/100-03A Rev D, 57802/100-11A Rev D and 57802/100-21 Rev B

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 2 of planning permission 2012/2133/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: 11012(PL)007, 14069(PL)19, 14068(PL)06, 14068(PL)16, site location plan; (PL)002; (PL)003-A; (PL)004-A; (PL)005-A; (PL)006-A; (PL)007; (PL)008; (PL)009-A; (PL)010-A; 57802/100-03A Rev D;



57802/100-04A Rev B; 57802/100-05A Rev A; (PL)014-B; (PL)15-B; (PL)016-C; 57802/100-11A Rev D; (PL)018-B; (PL)019-B; (PL)20-B; (PL)021-B; (PL)022; and (PL)023-A.

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

Informative(s):

1 Reasons for granting permission.

The proposed amendment, namely the removal of the skylight that serves the restaurant and its replacement with an area of flat roof is considered to be of an appropriate unobtrusive design in relation to the proposed building and of a minor nature that would not significantly alter the appearance of the building. This change to the lightwell is minor; therefore no loss of light will be caused to future occupiers of the restaurant which will still continue to receive sufficient light through windows and the change will not be visible from the public realm. Due to the location at the side of the building, the removal of the skylight would not add any significant additional harm to the appearance of the host building or the conservation area.

The council's conservation team has been consulted and commented that the proposal is a non-material amendment and as such will not detract from the character and appearance of the Conservation Area in any way.

The removal of the skylight from the proposed scheme 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 full impact of the scheme has already been assessed by virtue of the previous approval granted on 20 September 2013 under reference 2012/2133/P. In the context of the permitted scheme, it is considered that the amendment 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 to the approved scheme.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013, 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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