

Mr Greg Smith
100 Pall Mall
London
SW1Y 5NQApplication Ref: **2015/6263/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

3 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
Calthorpe House
15 - 20 Phoenix Place
London
WC1X 0DA

Proposal: Alterations to include the installation of metal grilles on the southern elevation, changes to the internal courtyard elevations to introduce further glazing, internal alterations and associated works approved under planning permission 2012/1897/P dated 25/06/2012.

Drawing Nos:

Revised Plans: (1625/P/)312; 314; 315 and Cover Letter dated 20/10/2015 (ref: DP2938/OBS/HS/TJH).

Superseded Plans: (1625/P/)001K and 201B.

For the purposes of this decision, condition no.2 of planning permission 2012/1897/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: 1625/P/008A; 1625/P/409B; 1625/SU/001A; -002A; 003A; -004A; -100A; -101A; -102A; -200A; -201A; 1625/P/400B; -401B; -402B; 403B; 1625/P/002H; -003H; -004E; -200B; -112B; -113B; -114B; -312; -314; -315, Planning Statement, DP9, March 2012; Daylight and Sunlight Report, GIA, 9th March 2012 ref 4559; 4559-59-15a ADF results; Daylight/Sunlight window location; Noise Assessment, Max Fordham, February 2012; BREEAM pre assessment, Max Fordham, March 2012; Environmental Statement, Max Fordham, February 2012; Delivery and Servicing Statement, SKM Colin Buchanan, March 2012 ref VN40355; Ecology Scoping Survey, The Ecology Consultancy, 22 February 2012 ref 111138; Design and Access Statement, Feilden Clegg Bradley Studios, March 2012; DP9 email 23 May 2012 entitled RE: BPMA 2012/1897/P and Cover Letter dated 20/10/2015 (ref: DP2938/OBS/HS/TJH).

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 25/06/2012 under reference number 2012/1897/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. The proposed amendments include changes to the internal layout of the building; the omission of a rooflight; the introduction of metal grilles on the southern elevation and changes to an internal courtyard (northern) elevation to introduce further glazing. It is noted that a cycle store enclosure and acoustic screening have been approved under independent Approval of Details applications refs: 2015/1842/P and 2015/2204/P. The proposed external amendments are not considered to significantly change the appearance of the building nor would they result in any further impact to the amenity of neighbouring occupiers. The internal works improve the layout of the proposal and would not require planning permission.

2 You are advised that this decision relates only to alterations to make changes to the amount and layout of the plant equipment and shall only be read in the context of the substantive permission granted on 25/06/2012 under reference number 2012/1897/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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