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Application Ref: **2015/5257/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

30 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
3-6 Long Yard
London
WC1N 3LU

Proposal: Amendment of rooflights, introduction of maintenance hatches to main roof and associated internal layout alterations approved under planning permission ref: 2014/0439/P dated 10/12/14 (Demolition of 6 Long Yard and redevelopment with 1 x 3 bedroom mews house (Class C3), with roof and rear elevational alterations to 3-5 Long Yard (Class B1)).

Drawing Numbers:

Superseded drawings:

1440 GA 00 REV P3, 1440 GA 01 REV P3, 1440 GA 02 REV P3, 1440 GA 03 REV P3,
1440 GA 10 REV P3, 1440 GA 11 REV P3, 1440 GA 12 REV P3, 1440 GA 13 REV P3,
1440 GA 20 REV P3, 1440 GA 50 REV P3, 1440 GA 51 REV P3 and 1440 GA 52 REV
P3.

Proposed drawings:

1440 GA 00 REV P4, 1440 GA 01 REV P4, 1440 GA 02 REV P4, 1440 GA 03 REV P4,
1440_GA 04_P, 1440 GA 10 REV P4, 1440 GA 11 REV P4, 1440 GA 12 REV P4, 1440
GA 13 REV P4, 1440 GA 20 REV P4, 1440 GA 50 REV P4 1440 GA 51 REV P4 and
1440 GA 52 REV P4.



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

1 REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1440 EX 00 REV P, 1440 EX 01 REV P, 1440 EX 02 REV P, 1440 EX 03 REV P, 1440 EX 20 REV P, 1440 GA 00 REV P4, 1440 GA 01 REV P4, 1440 GA 02 REV P4, 1440 GA 03 REV P4, 1440_GA 04_P, 1440 GA 10 REV P4, 1440 GA 11 REV P4, 1440 GA 12 REV P4, 1440 GA 13 REV P4, 1440 GA 20 REV P4, 1440 GA 50 REV P4 1440 GA 51 REV P4, 1440 GA 52 REV P4, 1440 D 101 REV P3, Code for Sustainable Homes Pre-Assessment Report, prepared by RPS, dated 11th June 2013 and Daylight and Sunlight Report, prepared by Waldrams, dated 24th May 2013.

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.

Informatives:

1 Reasons for granting permission:

The proposed amendment seeks to replace 4 rooflights with a single linear rooflight, to introduce 3 roof maintenance access areas all at main roof level and the minimal lowering of the basement floor level. The amendment is considered to be minor and does not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission granted on 10/12/14 under reference number 2014/0439/P.

In the context of the permitted scheme, it is considered that the proposed amendment involving the rooflights and internal layout under planning permission ref: 2014/0439/P (Demolition of 6 Long Yard and redevelopment with 1 x 3 bedroom mews house (Class C3), with roof and rear elevational alterations to 3-5 Long Yard (Class B1)) dated 10/12/14 is de-minimis and constitutes a non-material amendment to the development. The amendment raises no land use issues, significant townscape, amenity, transport or environmental impacts.

2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the

previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment

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