

Miss Alice Broomfield
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2016/0883/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

8 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
31-32 & 33-34 Alfred Place
London
WC1E 7DP

Proposal: Alterations to the approved external works, namely new free-standing railings to the rear at first and second floor level; alterations to access ramp at ground floor level; new outward opening door on Alfred Place Frontage; and omission of light well and railings to the Alfred Place frontage as amendment to planning permission reference 2015/4464/P dated 08/01/16 (for alterations to existing building, including new shopfronts, roof terraces at 5th and 7th floor levels, ground floor cycle store, creation of lightwell, and rooftop plant, enclosures and ductwork)

Drawing Nos:

Superseded drawings: P001/A; P099/B; P100/B; P101/A; P102/A; P120/A; P121/A;
P130/A; P199/B; P200/B; P201/A; P202/A; P400/A; P401/A; P500/B
Drawings for approval: P001/B; P099/D; P100/E; P101/C; P102/B; P120/C; P121/B;
P130/B; P199D; P200E; P201B; P202C; P400C; P401C; A500D

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 3 of the planning permission granted on 08/01/16 under reference number 2015/4464/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P001/B; P099/D; P100/E; P101/C; P102/B; P103/A; P104/A; P105/A; P106/A; P107/A; P120/C; P121/B; P130/B; P199/D; P200/E; P201/B; P202/C; P203/A; P204/A; P205/A; P206/A; P207/A; P400/C; P401/C; A500/D; Design and Access Statement by Ben Adams Architects dated July 2015; Planning Statement by DP9 dated August 2015; Noise Survey by Hann Tucker Associates 22265/ENS1 (Rev A) dated 31st July 2015.

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 Reasons for granting amendment.

It is proposed to install safety railing around the flats roofs at rear first and second floor level. The railings are a simple open design and would only be visible from the adjacent car park and not from the public realm, would have a minimal impact on the appearance of the building.

To the front of the building, the proposed access ramp would be increased in length from 2.2m to 3.5m and the entrance door it leads to would open outwards instead of inwards. Neither of these changes would materially affect the appearance of the building. The entrance is recessed and such a change would not harm pedestrian movement.

The approved scheme featured a lightwell at the front of the building, which is no longer required and is to be omitted.

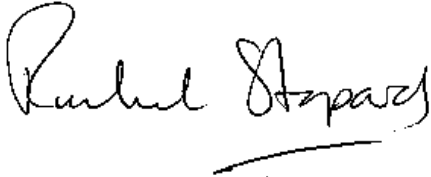
The full impact of the scheme has already been assessed by virtue of the previous approval granted on 08/01/16 (reference 2015/4464/P). In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and 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 08/01/16 under reference number [2015/4464/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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.