

Mr. Julian Sutton
JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
Suffolk
IP19 0JJ

Application Ref: **2016/1602/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

30 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
124 Cleveland Street
London
W1T 6PG

Proposal: Installation of four 50mm diameter gas flues on front elevation for flats 1 & 2 , to change of use of part first floor from ancillary utility area (Use Class C3) to office space (Use Class B1), installation of 2 front and 2 rear rooflights, increase height of first floor rear extension, replacement of second and third floor rear elevation staircase window, replacement of ground floor front elevation door with canopy above and replacement of third floor door with window approved under 2015/1488/P dated 13/05/15.

Drawing Nos: Superseded plan:006.

Amended plan:006 Rev.A.

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 no.3 of planning permission 2015/1488/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans-

Design, Access & Heritage statement, Site location plan, Drawing No.2,3,4,5,6Rev.A,7,8.

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 permission:

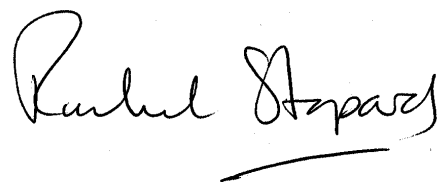
The inclusion of the 4no x 50mm diameter boiler flues to the first and second floor would be a minor change and is considered acceptable. The change of material is considered 'de minimis' and would have no impact on the building's appearance or the amenity of neighbouring buildings., such precedence exists already within the wider streetscene.

The full impact of the scheme has already been assessed by virtue of the previous approval 2015/1488/P dated 13/05/15. 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 shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 13/05/15 under reference number 2015/1488/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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

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