

Miss Lizzie Cowan
Tibbalds Planning and Urban Design
Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/2044/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

9 May 2016

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Bourne Estate (south)
Portpool Lane
London
EC1N

Proposal: The switching of tenures between two units within Block 2, Unit 2.26 (2 bed social rented unit on the 3rd floor) and Unit 2.12 (1 bed market unit on the 1st floor), to the works approved under 2012/6372/P (as amended by 2014/6181/P) dated 31/10/13 (development comprising two new buildings to provide 75 residential units; community facilities (D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works including a multi use games area and children's play space and the relocation of car parking).

Drawing Nos: Approved Plans: 241 Rev C, 243 Rev C, Accommodation Schedule Rev V
160407 and Supporting note.

Superseded Plans: 241 Rev B and 243 Rev B.

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.2 of planning permission 2012/6372/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 and documents:

Site Location Plan (BE 001); BE100; 160; 161; 162; 180; 200; 219 - 224; 225A; 226; 239; 240A; 241 Rev C; 242B; 243 Rev C; 244 - 246; 260; 261; 262A; 263 - 268; 280A; 281A; 282; 290; 440-001; 440-002; 440-003; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-2. SD2 Archaeological Statement (by CampbellReith, dated November 2012); SD3 Heritage Statement (by Tibbalds, dated November 2012); SD4 Air Quality Assessment (by SKM, dated 21 November 2012); SD5 Biodiveristy Survey and Report (by CampbellReith, dated November 2012); SD6 Energy and Sustainability Statement (by Tibbalds, tga consulting and Neeco consultants, dated November 2012); SD7 Flood Risk Assessment (by CampbellReith, dated November 2012); SD8 Land Quality Assessment (by CampbellReith, dated November 2012); SD9 Sunlight and Daylight (Right of Light Consulting, dated 20th November 2012); SD10 Ambient Noise Assessment (by CampbellReith, dated November 2012); SD11 Transport Assessment (by CampbellReith, dated November 2012); SD12 Tree Survey Middlemarch Environmental Ltd, dated May 2012); SD13 Arboricultural Statement (Middlemarch Environmental Ltd, dated November 2012); SD14 Outline Construction Management Plan (by CampbellReith, dated November 2012); SD15 Basement Impact Assessment (by CampbellReith, dated November 2012); SD16 Pre-application Consultation Statement (by Tibbalds, November 2012); SD17 MUGA Noise Impact Assessment (by ACCON UK Limited, 16 November 2012); SD1 Planning Design and Access Statement (by MathewLloyd Architects and Tibbalds dated February 2013); Letter from Tibbalds dated 16th January 2013; Letter and landscape comparisons plan from Tibbalds dated 8th February 2013); Central Plant Air Quality Statement Revision 001 (by tga consulting, dated 07 February 213).

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 31/10/2013 under reference number 2012/6372/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development.

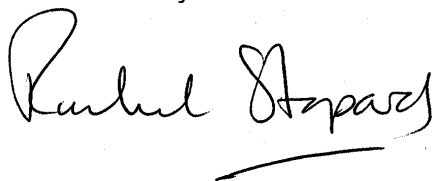
This application seeks non-material amendments to the approved scheme to

'swap' the tenures of two units within Block 2. Under the current permission Unit 2.26 is a two bedroom, social rented unit on the third floor and Unit 2.12 is a one bedroom private unit on the first floor. The changes would allow for better management of the social rented provision on the estate by grouping them together on the same floor. A lone social rented unit on the third floor would increase the level of management required. The proposed tenure swap does not result in the loss of any affordable units and only results in a reduction in social rented floorspace of 0.6% (i.e. a de minimis amount). As such the proposed tenure swap does not materially affect the scheme.

- 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 31/10/2013 under reference number 2012/6372/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

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

Rachel Stopard
Director of Supporting Communities

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