

Miss Katie Daniels
IBI Group
Chadsworth House
Wilmslow Road
Handforth
SK9 3HP

Application Ref: **2016/4601/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

21 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Adam House
1 Fitzroy Square
London
W1T 5HF

Proposal: Amendments to planning permission 2016/1146/P for the installation of two air handling units to the rear and the replacement of three windows with louvre screens dated 26/04/2016 to include the addition of a louvered window, amendment to which windows will be louvered and the installation of 2 x 25mm air extract pipes to the rear elevation.

Drawing Nos: Superseded plans; EL(20)01

Revised plans: EL(20)01 Rev B; EL(20)02

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

Conditions and Reasons:

- 1 For the purposes of this decision Condition 2 of planning permission granted on 26/04/2016 under reference number 2016/1146/P shall be replaced by the following condition:



REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract, EX(20)06 Rev 1, PL(20)05 Rev 2, EL(20)01 Rev B, EL(20)02; DT(31)01, Renson Grille details (dated February 2016), Design and Access Statement (dated March 2016) and Heritage Statement (dated March 2016).

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 Reason for granting permission:

The proposed amendments to approved alterations to the rear elevation, namely to add an additional louvered window (so four windows are louvered instead of three), alter which windows are to be louvered and to install two 25mm diameter air extract pipes, would not significantly alter the appearance of the host building.

The proposed louvered windows are well designed and changes to their number and position are considered to be minor in nature, such that the proposals would not harm the setting of the Grade I listed building and would preserve the character and appearance of the wider Fitzroy Square Conservation Area.

Similarly, the addition of two air extract pipes, which would run parallel to each other and occupy very little space on the rear elevation, forms an unobtrusive alteration that would not detract from the host building or its setting.

As both the proposed louvered windows and air extract pipes are to be located on the rear service yard elevation, changes sought under this application would not be visible from the public realm and as such would have a very limited impact on visual amenity. Additionally, given their very minor nature, the proposals would have no impact on the amenity of adjoining occupiers in terms of loss of light, outlook or privacy.

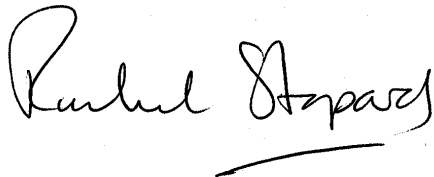
The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 26/04/2016 under reference number 2016/4164/L. In the context of the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 26/04/2016 under reference number 2016/1146/P and is bound by all the conditions attached to that permission.

- 3 You are advised that the works approved under this application cannot be commenced until listed building consent (sought under the current application 2016/4164/L) is also obtained for these amendments.

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
Executive Director Supporting Communities

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