

PLANNING STATEMENT: November 2016 Rev_--

Minor amendments to the approved planning permission, REF 2013/7846/P and listed building consent 2013/7983/L

1.0 Introduction

- 1.1 This application seeks approval for minor amendments to the approved planning permission, REF 2013/7846/P and listed building consent 2013/7983/L which were granted in June 2014. The application was for Change of use from community use D1 to C3 residential use and formation of a two bed residential unit on the ground and lower ground floor and a four bed maisonette on the upper floors.
- 1.2 Note there are several approved applications relating to this address and the approved drawing have been complied;

2014/6532/L	16 Cleveland Street London W1T 4HX	Demolition of two storey rear outbuilding.
2014/4687/L	16 Cleveland Street London W1T 4HX	Excavation to vaults at lower ground floor level to provide dressing room and storage and minor internal alterations to the building.
2014/4508/P	16 Cleveland Street London W1T 4HX	Change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat) and excavation of vaults at lower ground floor level.
2013/7983/L	16 Cleveland Street London London W1T 4HX	Works associated with the change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat)
2013/7846/P	16 Cleveland Street London London W1T 4HX	Change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat).

2.0 THE PROPOSAL

This minor amendments to the previously approved application comes following requirement from building control which make minor adjustment and alterations to the listed building and these are listed below and detailed on the drawings for approval.

- Drainage amended in rear light well to suit new layout and tidied up, redundant down pipes removed. All new down pipes to be traditional cast iron.
- Proposed two new vents for kitchen extraction into rear lightwell
- Top floor WC and cupboard updated, the WC hangs over the existing stair but is in the same location as existing drawings. This has no impact on the listing of the building.
- Doors between the vaults have been removed from plan. Opening between vaults already have approved in application 2014/4687/L.

