

Mr. Duncan Finch
Avanti Architects Limited
361-373 City Road
London
EC1V 1AS

Application Ref: **2017/0032/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

31 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
7 & 8 Sandwich Street
London
WC1H 9PL

Proposal: Internal alterations to layout and rooms, including installation of ensuite bathroom pods on upper ground, 1st and 2nd floors, and conversion of the lower ground floor to communal accommodation, as an amendment to planning permission ref 2015/6620/P dated 18/04/16 for Change of use from House in Multiple Occupation (Sui Generis) to a Hostel (Sui Generis) to be used as accommodation for parents of children being treated at Great Ormond Street Hospital (GOSH) and staff accommodation for GOSH medical staff as needed.

Drawing Nos:

Superseded plans- 1279-PS-E-01A, PS-D-01C, PS-P-01D

Proposed plans- (all prefix 16032-AA) -G20-01-Rev H, G20-02-Rev I, G20-E01-Rev A, G332-01-Rev E, G332-02-Rev F, G70-01-Rev A, VIS-01, VIS-02-Rev A, EX-P01, EX-P02, EX-E01, 07-G4-RPT002-Sanitary Fixtures-Rev C; Addendum to Design, Heritage and Access statement by Avanti architects dated January 2017.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 18.4.16 ref



2015/6620/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- Design, Access and Heritage Statement dated 3.11.15 by pod; GOSH letter dated 22.10.15; GOSH Childrens Charity supporting information; Addendum to Design, Heritage and Access statement by Avanti architects dated January 2017; (all prefix 16032-AA) -G20-01-Rev H, G20-02-Rev I, G20-E01-Rev A, G332-01-Rev E, G332-02-Rev F, G70-01-Rev A, VIS-01, VIS-02-Rev A, EX-P01, EX-P02, EX-E01, 07-G4-RPT002-Sanitary Fixtures-Rev C.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval

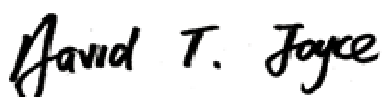
The proposed scheme is a variation to the previous approved scheme granted consent on 18.4.16 ref 2015/6620/P by seeking to rationalise and rearrange the interior layout of the 2 properties and the design of the bathroom pods. The communal rooms are moved from the upper ground to lower ground floor, the bathroom pods are located in different rooms and the bedroom arrangement is somewhat changed, but overall the scheme still retains the approved provision of 2 family suites, 11 ensuite bedrooms, and communal lounge, kitchen and storage rooms. The internal layout, function and use as a Sui Generis hostel is effectively the same as before.

The full impact of the scheme has already been assessed by virtue of the previous permission granted on 13.6.16 ref 2015/6620/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its use 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 13.6.16 ref 2015/6620/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



Executive Director Supporting Communities

2017/0032/P

David Joyce
Director of Regeneration and Planning

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