

Ms Anna Snow
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/1803/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

19 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
71 Endell Street
London
WC2H 9AJ

Proposal: Amendments Condition 3 to secure the details that have been submitted and agreed under 2015/3800/P dated 15/02/2017 in relation to planning permission 2012/6861/P (as amended by 2015/3800/P) dated 31/03/2015 (for creation of 7 affordable units).

Drawing Nos: Cover letter dated 28/03/2017.

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 2012/6861/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The entrance gates and new external stairs shall be carried out only in accordance with the approved drawings no.s 1414_00_260; 1414_00_264; 1414_24_300; 1414_24_301; 1414_34_500 as secured under 2015/3800/P dated 15/02/2017.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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 approval

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 31/03/2015 under reference number 2012/6861/P.

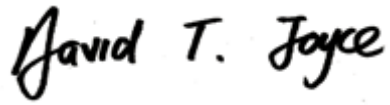
Condition 3 of the approval requires details of the new entrance gates (facing Endell Street), the new external stairs in the courtyard and a balustrade. A minor material amendment application was submitted and approved under 2015/3800/P dated 15/02/2017 to vary the original approval. It included the removal of previously approved external staircases and creation of a new staircase, alterations to the replacement front gates, removal of the balustrade and a number of other minor design improvements to the scheme. The approved drawings include sections, elevations and manufacturer's details of the gates and stairs which were deemed acceptable and are sufficient to discharge the condition. The decision notice for 2015/3800/P replaces the drawing numbers of 2012/6861/P; however, the informative states that all other conditions of the original decision remain. This non-material amendment clarifies that condition 3 of 2012/6861/P is in fact discharged in accordance with the approved details under 2015/3800/P and therefore varies the wording of that condition to include the relevant drawing numbers and decision reference. In effect condition 3 is amended to become a compliance condition rather than requiring further details.

The amendment to the wording of condition 3 is non-material as it is clarifying that the details have been agreed and to confirm that all of the planning conditions of 2012/6861 have been complied with and that no further details are required.

2 You are advised that this decision relates only to the amendment of condition 3 to secure the details of the new entrance gates and new external stairs that were approved under 2015/3800/P and shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2012/6861/P and is bound by all the conditions and the legal agreement 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

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