

Mr. Paul Galgey
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2017/3638/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

31 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Minerva House
26-27 Hatton Garden
London
EC1N 8BR

Proposal: New timber glazed access door as replacement for window at 5th floor rear; reconfigure and enlargement of fire escape stair core at rear 5th floor level; and enlargement of plant enclosure; as amendment to planning permission 2016/2181/P, dated 10/03/2017 (for extensions within lightwells at 1st, 2nd, 3rd floor levels; roof extension at 4th floor level; new roof terraces, provision of mechanical plant)

Drawing Nos:
Superseded - P205 Rev. A P206 Rev. A P400 Rev. A P500 Rev. A P501 Rev. A
Approved - P205 Rev. B P206 Rev. B P400 Rev. B P500 Rev. B P501 Rev. B

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

The Council has 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 2016/2181/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- [P099/A; P100/A; P101/A; P102/A; P103/A; P104/A; P105/A; P106/A; P107/A; P120/A; P121/A; P122/A; P130/A; P131/A; Prop - P199/A; P200/A; P201/A; P202/A; P203/A; P204/A; P205 Rev. B P206 Rev. B; P207/A; P400 Rev. B; P401/A; P402/A; P500 Rev. B; P501 Rev. B; Planning Statement, April 2016; Design & Access Statement Revised A, 15-035 Minerva House; Heritage Statement, Ref.2341A, March 2016; Acoustic Noise Report Ref. 7346/AAR, 26 August 2016, Revision 1; RBA Acoustics; Daylight & Sunlight Report BVP 29 March 2016; Structural Report dated 23/03/2016 Revision A.].

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

Informative(s):

- 1 Reasons for granting permission:

The proposed amendments, namely the replacement of a window with timber framed double glazed double doors at 5th floor level; reconfiguring and enlargement of the fire stair core at the rear 5th floor level; and the enlargement of the louvered plant screen enclosure, are considered to be of an appropriate unobtrusive design in relation to the extant approved extension at roof level; and are of a minor nature that would not significantly alter the appearance of the building; whilst enhancing its functionality.

Due to their minor nature, the proposed amendments would not significantly harm the amenity of any adjoining/adjacent residential occupiers in terms of the loss of their light, outlook, enclosure or privacy.

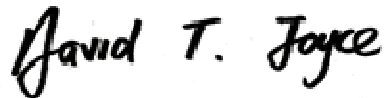
The full impact of the proposed development has already been assessed by virtue of the previous approval reference 2016/2181/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour 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 context of the substantive permission granted on 10th March 2017 reference 2016/2181/P and is bound by all the conditions and obligations attached to that permission.
- 3 The applicant is advised that this permission does not cover additional plant. If additional plant is required in the future, this will be subject to gaining the correct

planning 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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