

Mr Victor Andersson
Marek Wojciechowski Architects Ltd
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/5882/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

12 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
20-21 King's Mews
London
WC1N 2JB

Proposal: Proposed alterations to window and door materials and creation of 2 x internal light wells, as amendment to planning permission ref 2016/1093/P (dated 21/11/2016); Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1x 1-bed, 6x 2-bed), following the demolition of the existing 2 storey garage building.

Drawing Nos: Drawing Nos: Proposed: P_01 Rev.J, P_10 Rev.G, P_13 Rev.I, P_14 Rev.B,

Superseded: P_01 Rev. H, P_07 Rev. D, P_10 Rev. F, P_13 Rev. G.

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 2 of the planning permission (2016/1093/P) granted on 21/11/2016 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:

Site Location Plan at 1:1250; P_01 Rev.J; P_02 Rev. E; P_03 Rev. D; P_04 Rev. C; P_05 Rev. C; D_06 Rev. B; D_07 Rev. B; D_08 Rev. B; D_09 Rev. B; D_10 Rev. A; D_11 Rev. B; D_12 Rev. B; P_13 Rev.I; P_14 Rev.B, P_06 Rev. H; P_08 Rev. C; P_09 Rev. J; P_10 Rev.G; P_11 Rev. D; P_12 Rev. E; L15/284/12-500 Rev P1; L15/284/12-501 Rev P5; Planning Statement by Montagu Evans (dated February 2016); Design & Access Statement Rev. E; Daylight and Sunlight Report by GVA (dated September 2016); An Historic Desk-Based Assessment by Pre-Construct Archaeology (dated February 2016); Planning Compliance Review by KP Acoustics (dated 16/02/2016); Condition Report by TCL Chartered Surveyors); Energy & Sustainability Statement by Cundall (dated 17/02/2016); Employment Land Supporting Statement (dated February 2016); Market analysis letter from Farebrother (dated 29/02/2016); Heritage Statement by AHP (dated June 2016); Basement Impact Assessment Rev B; BIA Groundwater supplement (dated April 2016); Basement and Ground Floor Slab Design Structural Calculations (dated April 2016)

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

Informative(s):

1 Reason for granting approval:

The alterations to window and door materials and creation of 2 x internal light wells are all considered to represent minor alterations that are not materially different to the approved plans and would not harm the appearance of the host building or the character of the surrounding area.

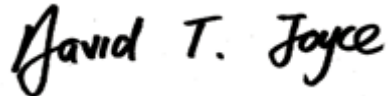
The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are considered to be acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted (2016/1093/P) on 21/11/2016. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development or impact on any nearby occupiers.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description, and shall only be read in the context of the substantive permission granted (2016/1093/P) on 21/11/2016 and is bound by all the conditions and obligations 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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