

Mr Andreas Krause
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Application Ref: **2017/5657/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

18 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
8 & 10 Stukeley Street
LONDON
WC2B 5LQ

Proposal: External and internal alterations including revised layout to office and residential entrance area, internal layout changes to office floorplans over basement and ground floors to relocate staircase and passenger lift, omit basement bathroom, omit internal void within office space at ground floor level, two skylights consolidated into 1 in roof of ground floor rear extension, changes to the residential floorplans over basement to second floors including reconfiguration of basement bedroom and bathroom, addition of internal void within residential unit at ground floor level, internal staircase reconfigured between ground and first floor and first floor bedroom relocated to second floor level and installation of new access hatch to the roof of no. 10 to planning permission granted under reference 2015/7028/P granted on 31/01/2017 for erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class B1 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.

Drawing Nos: Superseded drawings: 1700 rev 01; 1701 rev 02; 1702 rev 4; 1703 rev 03;
1704 rev 03; 1710 rev 04; 1711 rev 03; 1712 rev 01; 1718 rev 00.



Proposed drawings: 1700 rev 02; 1701 rev 03; 1702 rev 06; 1703 rev 05; 1704 rev 04; 1710 rev 05; 1711 rev 04; 1712 rev 02; 1718 rev 01;

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 2015/7028/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-

A1110 rev 02; A1111 rev 01; A1112 rev 01; A1250 rev 00; A1251 rev 00; A1500 rev 00; A1540 rev 00; A1541 rev 00; A1542 rev 00; A1543 rev 00; A1570 rev 00; A1600 rev 00; A1601 rev 00; A1602 rev 00; A1605 rev 00; A1606 rev 00; A1700 rev 02; A1701 rev 03; A1702 rev 06; A1703 rev 05; A1704 rev 04; A1710 rev 05; A1711 rev 04; A1712 rev 02; A1715 rev 04; A1716 rev 03; A1717 rev 04; A1718 rev 01; A5501 rev 00; Basement Impact Assessment produced by Croft Structural Engineers dated 27/05/2016; Ground Movement Assessment and predicted Damage Category document rev 03 produced by Croft Structural Engineers; Ground Movement Assessment produced by Maund Geo-Consulting dated 08/08/2016; Retaining wall calculations produced by Croft Structural Engineers dated 09/08/2016; Ground Investigation Report produced by Ground & Water dated November 2015; Environmental Noise Survey and Plant Noise Assessment Report 23068/PNA1 Rev4 produced by Hann Tucker Associates dated 19/05/2016; Daylight and Sunlight to Proposed Residential Accommodation letter produced by BVP dated 09/03/2016; Construction Management Plan produced by Great Build Limited dated 20/11/2015 rev1; Archaeological Desk-Based Assessment produced by PCA dated October 2015; Heritage Appraisal produced by KM Heritage dated November 2015. 1540 rev 00; 1541 rev 00; 1542 rev 00.

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

Informative(s):

1 Reason for granting permission-

The proposed changes are mainly internal, including alterations to the internal layouts of the offices at basement and ground floor levels and the residential flats at basement to second floor levels. The external change relates to the two skylights in the roof of the ground floor extension that serves the offices. These would be consolidated into one larger skylight and would increase the size of the rooflight by 3.3 sq. m above the approved scheme. This would be considered minor in relation to the roof as a whole. The proposal includes a reduction in the quantum of office floorspace of 10.9 sq. m (shortfall of 12.2 sq. m at basement level and increase of 1.3 sq. m at ground floor level). This is considered minor in terms of the overall office space created (148.4 sq. m) that continues to exceed the quantum of office floorspace (126.7 sq. m) that currently exists on site. No changes to the size, occupancy or number of residential units is proposed and

there are no other external alterations proposed as part of the application.

The amendments are considered to be minor and either individually or cumulatively do not materially alter the design or amenity impact of the approved scheme.

No additional amenity impacts for surrounding occupiers would be experienced and they would not be prejudiced by not being formally consulted on the alterations.

On this basis, the works would not materially alter the appearance, nature or impact of the approved scheme.

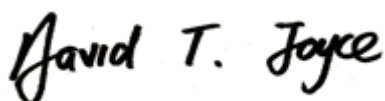
The site's planning history was taken into account when coming to this decision. The full impact of the proposed scheme has already been assessed by virtue of the previous permission (2015/7028/P) granted on 31/01/2017.

In the context of the permitted scheme, it is considered that the proposed amendment to planning permission ref: 2015/7028/P granted on 31/01/2017 is de-minimis and constitutes a non-material amendment to the development.

- 2 You are advised that this decision relates to internal and external alterations as specified in the approved drawings and description of development and shall only be read in the context of the substantive permission granted on 31/01/2017 under reference number 2015/7028/P 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



David Joyce
Director of Regeneration and Planning

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