

Simon Jones Associate Ltd
17 Cross Road
Tadworth
KT20 5ST

Application Ref: **2017/3295/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

19 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
7A Wakefield Street
London
WC1N 1PG

Proposal: Revised schedule of tree works and tree works plan for St Georges Gardens, approved by planning permission ref 2011/6032/P dated 14/03/12 (as further amended by permission ref 2015/0825/P dated 19/10/15) for redevelopment of site to provide a mixed residential/ commercial development in 2 blocks.

Drawing Nos: Superseded plans- Appendices 2 & 3 of Arboricultural Report dated November 2011, titled 'Schedule of pruning works' and 'Proposed pruning plan';
Proposed plans- 'Schedule of Pruning works to trees in St Georges Gardens' by Simon Jones, Revision B dated 28.3.17; tree works plan SJA-TWP-17057-01

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. 25 of planning permission ref 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 25

The development hereby permitted shall be carried out in accordance with the



following approved plans: Site Location Plan; 1250-10-01, 2, 3, 4, 5, 6; 1250-11-001, 002-PA01, 003-PA01, 004-PA01, 005-PA01; 1250-12-001-PA01, 002-PA01, 3B, 4A; 1250-13-001B, 002-PA01, 3B, 004-PA01, 006-PA01 (all plans except PA01-suffixed ones are dated 10.02.2012); Doc 4- Planning, Design and Access Statement dated November 2011, plus Appendix of photoviews; Doc 5- Transport Statement dated October 2011; Doc 6- Sunlight and Daylight Report dated November 2011; Internal Daylight Assessment by XCO2 Energy dated February 2015; Doc 7- Environmental Noise Survey & PPG24 Assessment report dated November 2011; Doc 8- Contamination Desktop Study dated November 2011; Doc 9- Arboricultural Report dated November 2011 (except Appendices 2 & 3); Doc 10- Archaeological Desktop Assessment dated November 2011; Doc 11a- Sustainability Strategy dated November 2011; Doc 11b- Energy Strategy dated November 2011; Doc 12- Heritage Assessment dated November 2009; Doc 14- Report on the Implications of the Proposed Development on St. Georges Garden Boundary Wall dated November 2011; Doc 15- Construction Management Plan dated November 2011; Doc 16- Basement Design Statement dated November 2011; 'Schedule of Pruning works to trees in St Georges Gardens' by Simon Jones, Revision B dated 28.3.17; tree works plan SJA-TWP-17057-01.

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

Informative(s):

1 Reason for approval-

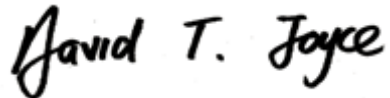
The approved scheme included an arboricultural statement with proposals for pruning and protecting the trees overhanging the site from the adjoining St Georges Gardens. The schedule of pruning works has been amended to take account of the trees' current circumstances, given that the last permission was granted over 5 years ago. The works have been agreed by the Council's Parks section tree officer.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 14.3.12 ref 2011/6032/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 setting and impact on neighbouring protected trees and registered historic garden. 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 14.3.12 ref 2011/6032/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

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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