

Miss Daniella Marrocco
GL Hearn
280 High Holborn
London
WC1V 7EE

Application Ref: **2018/0403/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

28 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Phoenix House
104-110 Charing Cross Road
London
WC2H 0JN

Proposal: Alterations including changes to materials, removal of rear brise soleil, change in orientation of PV panels, realignment of 5th floor south elevation windows and new window to stairwell, replacement of metal screen and balustrade with Kalwall screen, and removal of internal lifts; as non-material amendments to planning permission granted under ref: 2016/5190/P dated 30/06/2017 (erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats).

Drawing Nos: Superseded drawings: (P)004 revision B; (P)005 revision B; (P)006 revision B; (P)007 revision B; (P)008 revision B.

Revised drawings: (P)004 revision C; (P)005 revision C; (P)006 revision C; (P)007 revision C; (P)008 revision C.

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.3 of planning permission 2016/5190/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: (P)001; (P)002; (P)003 revision C; (P)004 revision C; (P)005 revision C; (P)006 revision C; (P)007 revision C; (P)008 revision C.

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

Informative(s):

1 Reason for granting approval:

The proposed amendments include the following:

- a) The replacement of the previously approved glazing to the North West and South West 7th floor corners with brick.
- b) Proposed 6th and 7th floor north elevation to continue up from existing parapet rather than sitting behind it (317mm difference).
- c) 7th floor rear brise soleil/louvres removed after it was established that they are not required to achieve building regulations thermal requirements.
- d) South elevation windows aligned to 5th floor windows and new stairwell window introduced.
- e) 6th floor metal balustrade removed from walkway and Kalwall screen added.
- f) 7th floor terrace Kalwall screens instead of metal corten screens.
- g) 6th floor entry hall/stairs revised and internal lifts omitted.
- h) 8th floor PV panels adjusted to landscape orientation.

The removal of the brise soleil and changes to the previously approved materials are considered to be minor amendments in the context of the original scheme that would not impact the overall architectural design. The new window opening would serve the internal communal stairwell and would not overlook any residential properties. There would be no new amenity impacts associated with this change which would need to be assessed.

Although the internal lifts have been removed, the Council's access officer has confirmed there would still be the option to install a stair lift, and the benefit of having the cloakroom on the main living room floor rather than a half landing is welcomed.

The change to the north facing flank wall position at 6th and 7th floor is required for structural reasons. Visually, there would be limited impact as the elevation would continue straight up as existing, rather than the two new stories sitting directly behind the existing parapet.

The revisions are not considered to introduce any new amenity impacts on nearby residential occupants in terms of outlook, daylight or privacy. The Council's Design Officer does not object to the proposed revisions.

No responses have been received prior to the determination of this non-material amendment application. Although the Covent Garden Community Association objected to the original application, they have confirmed they have no objections to the proposed amendments.

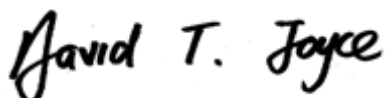
The proposed amendments are considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 30/06/2017 under reference 2016/5190/P. 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 nearby occupiers.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 30/06/2017 under reference number 2016/5190/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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.