

Mr Philip Wren  
Wren Architecture and Design  
UNIT 7  
DEANE HOUSE STUDIOS  
27 GREENWOOD PLACE  
London  
NW5 1LB

Application Ref: **2017/5304/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

11 April 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**29-30 King's Mews**  
**LONDON**  
**WC1N 2JB**

Proposal: Increase in the height of the building by 330mm, installation of lift overrun and minor alterations to front elevation and internal layout of building as approved by planning permission reference 2012/3877/P dated 18/07/2013 (amended by minor material amendment dated 29/04/2016 ref. 2015/5080/P) for Erection of new façade and second and third storeys following partial demolition of existing building in association with the change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors (Class C3)

Drawing Nos:  
Superseded Plans: 3001-B 29-30KM; 3002-B29-30KM; 3003-B29-30KM; 3004-B29-30KM; 3005-B29-30KM; 3006-B29-30KM; 3007-B29-30KM

Proposed Plans: 0141 PL-001 P1; 002 P1; 003 P1; 004 P1 (2nd & 3rd F); 004 P1 (roof plan); 006 P1; 007 P1

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 planning permission 2012/3877/P granted on 18/07/2013 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: Site Location Plan; 2001-A 29-30KM; 2001-B 29-30KM; 29-30 2002/A; 2002-B 29-30KM; 2003-A 29-30KM; 2004-A 29-30KM; 2004-B 29-30KM; 2005-A 29-30KM; 2006-A 29-30KM; 0141 PL-001 P1; 002 P1; 003 P1; 004 P1 (2nd & 3rd F); 004 P1 (roof plan); 006 P1; 007 P1; 3008-B; 3009-B 29-30 KM; 3010-B 29-30 KM; Design and Access Statement by Nicholas Rae & Associates dated 20th June 2012; Construction Management Plan; Planning Statement by Nicholas Rae & Associates dated 15th June 2012; Daylight and Sunlight report by Waldrams dated 20th June 2012; Green Roof Specification by Nicholas Rae & Associates dated 25th June 2012; Lifetimes Homes Statement dated 22nd June 2012; Planning Support Statement by Farebrother Surveyors dated August 2012.

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

### Informative(s):

#### 1 Reasons for granting amendment:-

Permission was granted for a four storey plus basement office building following the partial demolition of the existing building. The applicant seeks an amendment seek to raise the height of the building by 330mm and include a lift overrun.

Raising the height by 330mm at parapet level would allow for better floor to ceiling heights and a good level of insulation. This would result in an increase in height of the front elevation from 12.3m to 12.63m which is considered minimal and would have little impact on the appearance of the building.

The approved scheme featured a lift, but the applicant has been advised by Building Control that they need to include a lift overrun of 610mm above the lift shaft in order to install and maintain a compliant passenger lift.

The proposed lift overrun would measure 2070mm (d) x 2024mm (w) x 610mm (h) and be set back from the front elevation by approximately 9m. Due to the setback it would not be visible in direct views or views from the south. It would be visible in views looking down the mews from the north, but such views would be limited.

As the approved building is 12.3m in height, the addition of a small, set back structure at roof level is not considered to materially affect the appearance of the approved building or the character or appearance of the conservation area. The proposed lift would also require a lift well to be excavated to a depth of approximately 1.5m which would have no impact on the appearance of the building.

The fenestration changes would see minor alterations to the glazing bars at second

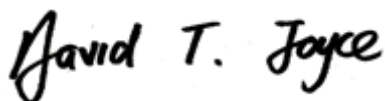
floor level and the subdivision of the glazed wall at third floor level

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 18/07/2013 ref 2012/3877/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 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 18/07/2013 under reference number 2012/3877/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

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