

Dean Jordan
DP9
100
Pall Mall
SW1Y 5NQ

Application Ref: **2018/1466/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

18 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
45 Bedford Row
London
WC1R 4LN

Proposal: Changes to door design and enlarged ground floor window openings as a non-material amendment of application ref: 2016/7038/P granted on 14/03/2017 for the remodelling of Bedford Row office entrance, alterations to the external glazing at ground floor level, creation of new window opening to ground floor Hand Court elevation, and installation of 5 x air conditioning units at rooftop level.

Drawing Nos: Superseded drawings: 975_GE_02
Revised drawings: 975_45BR-GE-01 NMA rev NMA-3

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 2016/7038/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 - 975_45BR-SP-01 Rev. A, 975_45RH_EX_00,



975_45RH_EX_01, 975_45RH_EX_02, 975_45RH_EX_03, 975_45RH_EX_04, 975_45RH_EX_05, 975_45RH_EX_LG, 975_45RH_EX_RF, 975_EE_02 Rev. PL1, 975_45BR_GA_00 Rev. PL1, 975_45BR_GA_01 Rev. PL1, 975_45BR_GA_02 Rev. PL1, 975_45BR_GA_03 Rev. PL1, 975_45BR_GA_04 Rev. PL1, 975_45BR_GA_05 Rev. PL1, 975_45BR_GA_LG Rev. PL1, 975_45BR_GA_RF Rev. PL1, 975_45BR-GE-01 NMA rev NMA-3.

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

Informative(s):

1 Reasons for granting approval:

The proposed amendments include changes to the 2 x double doors to the retail units along Hand Court to 2 x single doors with fixed glass panels. The new doors will still meet current accessibility standards and can be accessed by wheelchair users. The design is still very similar to that previously approved, and would preserve the character of the building. The proposal also seeks to replace 3 x existing ground floor windows along the Hand Court frontage with full height window panes. These would match the size and design of the windows on the Bedford Row frontage and the adjacent doors on Hand Court. The revisions are considered to represent a sympathetic alteration to the host building which would not harm the character and appearance of the wider conservation area.

The revisions are not considered to introduce any new amenity impacts on nearby residential occupants in terms of outlook, daylight or privacy.

No responses have been received prior to the determination of this non-material amendment application.

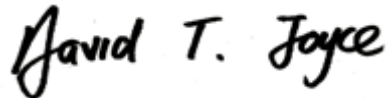
The proposed amendments are considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 14/03/2017 under reference 2016/7038/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 14/03/2017 under reference 2016/7038/P and is bound by all the conditions 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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