

Sam Neal
Montagu Evans
5 Bolton Street
W1J 8BA

Application Ref: **2018/2265/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

25 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Herbal House
10 Back Hill
London
EC1R 5EN

Proposal: Amendments involving alterations to internal layouts of flats 1-6 on the 5th and 6th floor to planning permission granted under reference 2017/0593/P dated 05/03/2018 for 'Variation of condition 16 (development in accordance with approved plans) granted under reference 2014/3683/P dated 31/03/15 for 'Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations', amended by planning references 2015/3337/P dated 21/10/2015, 2015/6052/P dated 21/12/15 and 2016/3280/P dated 26/04/2017. The amendments include proposed use of Crittall style windows and solid panel cladding to the 5th and 6th floor extension.

Drawing Nos: Superseded: 863-PL-GA-05 P7 and 863-PL-GA-06 P6.

Proposed: 815-D5A-00-ZZ-DR-A-0301 Rev.C03



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.10 of planning permission 2017/0593/P shall be replaced with the following condition:

REPLACEMENT CONDITION 10

The development hereby permitted shall be carried out in accordance with the following approved plans:

863 S 01 Rev 00; 863-PL-EX-B2 Rev P1; 863-PL-EX-B1 Rev P1; 863-PL-EX-M0 Rev P1; 863-PL-EX-00 Rev P1; 863-PL-EX-01 Rev P1; 863-PL-EX-02 rev P1; 863-PL-EX-03 Rev P1; 863-PL-EX-04 Rev P1; 863-PL-EX- 05 Rev P1; 863-PL-ES-AA Rev P1; 863-PL-ES-BB Rev P1; 860-PL-EE-01 Rev P1; 860-PL-EE-02 Rev P1; 863-PL-GA-B2 Rev P2 863-PL-GA-LG P3; 863-PLGA-00 Rev P8 ; 863-PL-GA-UG P6; 863-PL-GA-01 Rev P2 ; 863-PL-GA-02 Rev P2 ; 863-PL-GA-03 Rev P2; 863-PL-GA-04 Rev P2 ; 815-D5A-00-ZZ-DR-A-0301 Rev.C03; 863-PL-GA-RF Rev P3 ; 863-PL-GS-AA RevP2 ; 863-PL-GS-BBP4 ; 863-PL-GS-CC Rev P2 ; 860PL-GE-01 P7; 860-PL-GE-02 P6; Design and Access Statement, dated 27th May 2014; Construction Method Statement, dated 1st March 2014; Daylight and Sunlight Report, dated 19th May 2014; Energy Performance Analysis, dated October 2014, produced by Waterman Building Services Limited; Heritage, Townscape and Visual Impact Assessment, dated May 2014; Acoustics Planning Report, dated May 2014; Sustainability Statement, dated May 2014; Transport Statement, dated May 2014; Air Quality Assessment, dated March 2014, produced by Waterman Energy, Environment & Design Limited; and Lifetime Homes Statement."

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include the alterations to the layout to flats 1-6 which is spread across the 5th and 6th floor. The alterations would also remove the 'through lift' from flat 6 and the living room will be at the upper level. Revisions were received indicating that a power plug would be located at the bottom of the stairs to allow future occupiers to install a chair lift if necessarily to access the upper floor in flat 6 and the 5 other remaining flats. In flat 6 an ensuite will be accessible at the lower level. Access officers were consulted and found this change acceptable subject to a plug being installed in this location. Flats 1-6 will still be compliant with lifetime homes.

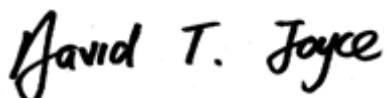
Given this change involves internal alterations it not considered to have a material impact on the character and appearance of the host property, conservation area or the amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/03/2018 under reference number 2017/0593/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact

- 2 You are advised that this decision relates only to the alterations to internal layouts of flats 1-6 on the 5th and 6th floor and shall only be read in the context of the substantive permission granted on 05/03/2018 under reference number 2017/0593/P and is bound by all the conditions and S106 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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