

Mr R Litherland
Rolfe Judd Planning [P6461]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2018/3286/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

17 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
30-36 Monmouth Street
London
WC2H 9HA

Proposal: Amendment to shop front windows and vertical configuration of planning permission granted under reference 2016/6908/P dated 16/02/17 (Replacement shop front at 30-36 Monmouth Street).

Drawing Nos: Superseded: CGI, 1607.PL.11, 1607.PL.12.
Proposed: 1607.PL.11 Rev A, 1607.PL.12 Rev A.

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.2 of planning permission 2016/6908/P 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 - Location Plan, 1607.EX.11, 1607.EX.12, 1607.PL.11 Rev A, 1607.PL.12 Rev A.



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

Informative(s):

1 Reason for granting approval

The proposal would amend the width of the shopfront and vertical columns; replace the entrance doors to Earlham Street and reduce the cornice at the above address.

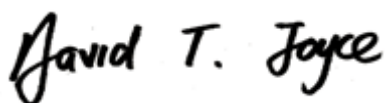
The proposed amendments would not have a harmful impact on the character and appearance of the host building, street-scene or the surrounding conservation area and would not result in a loss of amenity to neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 16/02/2017 under permission ref 2016/6908/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 appearance and impact on neighbouring amenity. 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 16/02/2017 ref 2016/6908/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



David Joyce
Director of Regeneration and Planning

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