

Mr McEvoy
Second Floor
118a London Wall
London
EC2Y 5JA

Application Ref: **2018/3879/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 October 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
42 Doughty Street
London
WC1N 2LF

Proposal: Removal of proposed internal staircase to basement floor within existing vault, approved under planning permission 2017/6024/P, dated 29/01/2018 (for the change of use from office (B1a use) to single dwellinghouse (C3 use); partial demolition of existing 3 storey rear closet wing and erection of replacement 2 storey wing with single storey side-return extension; repair and restoration of historical exterior including replacement fenestration across front elevation)

Drawing Nos: Superseded drawing - 145 P 00 Rev B
Revised drawings - 145 P 00 Rev 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 2017/6024/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:



145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev C, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017.

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

Informative(s):

1 Reason for granting permission:

The application seeks to vary the proposed ground and basement floor layout by way of the removal of the previously approved staircase. The approved winding stair was situated partially over an existing vault; however, after opening up on site, it appears that the proposed stair may impinge on the roof of the vault more than anticipated. The current application seeks to replace the approved staircase with new walk on glazing within the timber floor to provide light to the basement level.

The works would involve less intervention than previously approved, and the walk on glazing (which would sit adjacent to the previously approved walk-on glass cut-outs in this location) would allow for an appreciation of the location of the original lightwell.

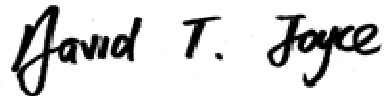
Overall, the amendments are minor and do not materially alter the design or amenity impact of the approved scheme.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposals have already been assessed by virtue of the previous permission granted on 29/01/2018 under reference number 2017/6024/P.

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 29/01/2018 under reference number 2017/6024/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

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