

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

Application Ref: **2018/4309/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: Alterations to the ground floor rooflight, roof hatch and design of the proposed dormers, 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Drawing Nos: Superseded drawings: 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 20 rev B
Revised drawings: 145 P 01 rev C, 145 P 02 rev C, 145 P 10 rev C, 145 P 20 rev C, 145 P 170.

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 B, 145 P 01 rev C, 145 P 02 rev C, 145 P 10 rev C, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev C, 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, 145 P 170, 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 rooflight arrangement over the kitchen/dining space, the design of the proposed roof hatch over the main roof and the design of the proposed dormers. It is proposed to replace the two rooflights which were previously approved to the roof of the rear infill extension with one larger rooflight. It would be located in the same position as previously approved, and is not considered to materially alter the design or amenity impact of the approved scheme.

It is proposed to reinstate the existing roof hatch rather than install the larger dormer/roof hatch as approved. This alteration would involve less intervention than previously approved and is considered acceptable.

To the front elevation, it is proposed to install external roller blinds within a blind box concealed behind the leadwork.

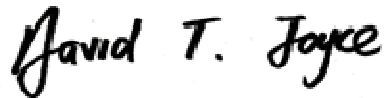
Overall, the amendments are minor and do not materially alter the design or amenity impact of the approved scheme and are considered acceptable. The Council's Conservation Officer has reviewed the proposals and confirmed they would not cause harm to the special character or setting of the listed building.

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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