

Mr Paul Galgey  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2019/0409/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 February 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**17 Charterhouse Street**  
**London**  
**EC1N 6RA**

Proposal: Non-material amendment of planning permission reference 2017/4586/P dated 24/01/18 (for extensions and refurbishment of the existing part seven, part five storey plus basement building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street), namely to increase window heights to Saffron Hill wing of rear Charterhouse Street elevation by 300mm.

Drawing Nos: Superseded drawings: P17-059-A-07-ELE-04-P4.  
Proposed drawings: P17-059-A-07-ELE-04-P5.

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.17 of planning permission 2017/4586/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 17**

The development hereby permitted shall be carried out in accordance with the



following approved plans:

Existing: P17-059-A-05-00-P01; P17-059-A-05-01-P01; P17-059-A-05-02-P01; P17-059-A-05-03-P01; P17-059-A-05-04-P01; P17-059-A-05-05-P01; P17-059-A-05-06-P01; P17-059-A-05-07-P01; P17-059-A-05-08-P01; P17-059-A-05-B1-P01; P17-059-A-05-EVE-01-P01; P17-059-A-05-EVE-02-P01; P17-059-A-05-EVE-03-P01; P17-059-A-05-EVE-04-P01; P17-059-A-05-EVE-05-P01; P17-059-A-05-EVE-06-P01; P17-059-A-05-EVE-07-P01; P17-059-A-05-EVE-08-P01; P17-059-A-05-EVE-09-P01; P17-059-A-05-LG-P01; P17-059-A-05-SEC-01-P01; P17-059-A-05-SEC-02-P01; P17-059-A-06-00-P01; P17-059-A-06-01-P01; P17-059-A-06-02-P01; P17-059-A-06-03-P01; P17-059-A-06-04-P01; P17-059-A-06-05-P01; P17-059-A-06-06-P01; P17-059-A-06-07-P01; P17-059-A-06-08-P01; P17-059-A-06-B1-P01; P17-059-A-06-LG-P01.

Proposed: P17-059-A-07-00-P03; P17-059-A-07-01-P03; P17-059-A-07-02-P03; P17-059-A-07-03-P03; P17-059-A-07-04-P03; P17-059-A-07-05-P03; P17-059-A-07-06-P03; P17-059-A-07-07-P03; P17-059-A-07-08-P03; P17-059-A-07-B1-P02; P17-059-A-07-EVE-01-P03; P17-059-A-07-EVE-02-P03; P17-059-A-07-ELE-03 P6; P17-059-A-07-ELE-30 P2; P17-059-A-07-ELE-04-P5; P17-059-A-07-EVE-05-P03; P17-059 A-07-EVE-06 P3; P17-059 A-07-EVE-07 P3; P17-059-A-07-ELE-08 Rev. P4; P17-059-A-07-EVE-09-P03; P17-059-A-07-EVE-10-P02; P17-059-A-07-EVE-20-P03; P17-059-A-07-EVE-21-P03; P17-059-A-07-EVE-22-P03; P17-059-A-07-EVE-23-P03; P17-059-A-07-EVE-24-P03; P17-059-A-07-EVE-25-P03; P17-059-A-07-EVE-26-P02; P17-059-A-07-EVE-27-P03; P17-059-A-07-LG-P02; P17-059-A-07-SEC-P01; P17-059-A-07-SEC-P01; P17-059-A-07-SIT-01-P03; P17-059-A-07-SIT-02-P02; P17-059-A-07-SIT-03-P01; P17-059-A-07-SIT-04-P02; P17-059-A-07-SIT-05-P01; P17-059-A-07-SIT-06-P01; P17-059-A-07-SIT-07-P01; P17-059-A-07-SIT-10-P01, P17-059 A-07-SEC-03 P1.

Supporting Documents: Design and Access Statement by MCM Architecture Limited dated 11 August 2017; Final Design Report by MCM Architecture Limited dated 24 November 2017; Planning Statement by Planning Potential dated August 2017; Statement of Community Involvement by Planning Potential dated August 2017; Heritage Statement by Alan Baxter Associates dated August 2017; Transport Statement (including Servicing Management Plan) by I-Transport LLP dated 10 August 2017; Travel Plan by I-Transport LLP dated 10 August 2017; Environmental Noise Report (Revision 3) by Mach Testing dated 28 November 2017; Sustainability Statement and BREEAM Pre-Assessment Results by Twin and Earth dated 24 November 2017; Energy Statement Rev. 2 by Twin and Earth dated 24 November 2017; Energy Strategy Briefing Note by Twin Earth dated 24 November 2017; Strategy for Structural Demolition and Construction Report by Ramboll dated August 2017; Drainage Strategy by Ramboll dated July 2017; SUDs Proforma dated 24 November 2017; Ecology Report by The Ecology Consultancy dated 3 August 2017; Daylight and Sunlight Report by Delver Patman Redler dated August 2017; Air Quality Assessment by RSK Group dated 12 December 2017; Archaeological Desk-Top Assessment by Isambard Archaeology dated August 2017; Draft Demolition Management Plan by Burke Hunter Adams dated August 2017; Draft Construction Management Plan by Burke Hunter Adams dated August 2017.

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

Informative(s):

1 Reason for granting approval:

The amendment relates to a proposed increase in the height of the 8 windows to the Saffron Hill wing of the Charterhouse Street block's rear elevation. The windows would be the same design, materials and width (1.2m wide), but their height would be increased from 1.6m to 1.9m as a result of lowering the sills by 300mm.

The amendment is very minor and would not have any material impact on the overall architectural quality or appearance of the approved scheme.

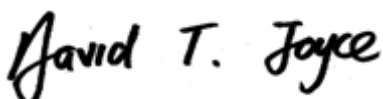
The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 24/01/18 under reference 2017/4586/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 appearance and neighbour impact. 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 shall only be read in the context of the substantive permission granted on 24/01/18 under reference number 2017/4586/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



David Joyce  
Director of Regeneration and Planning

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