

Mr Luke Emmerton  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ  
UK

Application Ref: **2019/1413/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974 **4607**

1 May 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Mid City Place**  
**71 High Holborn**  
**London**  
**WC1V 6EA**

Proposal: Amendments involving the insertion of 2x doors on the Hand Court elevation to planning permission granted under reference 2019/0164/P dated 04/03/2019 for ' Installation of 3x doors and balustrade at 6th floor level to create new terrace.'

Drawing Nos:

Superseded: 1836-BG-06-ZZ-DR-A-20.208 Rev.P1 and 1836-BG-00-ZZ-DR-A-20.275 Rev.P2.

Proposed: 1836-BG-06-ZZ-DR-A-20.208 Rev.P3 and 1836-BG-00-ZZ-DR-A-20.275 Rev.P3.

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 2019/0164/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:

1836-BG-00-ZZ-DR-A-00.101 Rev. P1; 1836-BG-06-ZZ-DR-A-10.208 Rev.P3; 1836-BG-06-ZZ-DR-A-10.255 Rev.P1; 1836-BG-06-ZZ-DR-A-10.275 Rev.P1; 1836-BG-06-ZZ-DR-A-10.276 Rev.P1; 1836-BG-06-ZZ-DR-A-10.277 Rev.P1; 1836-BG-06-ZZ-DR-A-20.208 Rev.P3; 1836-BG-06-ZZ-DR-A-20.255 Rev.P2; 1836-BG-06-ZZ-DR-A-20.275 Rev.P3; 1836-BG-06-ZZ-DR-A-20.276 Rev.P2 and 1836-BG-06-ZZ-DR-A-20.277 Rev.P2.

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 insertion of 2x doors on the Hand Court elevation to provide additional access to the terrace previously approved. The new doors will match those already granted in terms of design, scale and materials. It is considered that this change would preserve the character and appearance of the host property, streetscene and conservation area.

Given this change involves two additional access doors to the terrace which will match those already granted in terms of design and it would not significantly intensify its use therefore 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 04/03/2019 under reference number 2019/0164/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

2 You are advised that this decision relates only to the insertion of 2x doors on the Hand Court elevation and shall only be read in the context of the substantive permission granted on 04/03/2019 under reference number 2019/0164/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Executive Director Supporting Communities

2019/1413/P

Daniel Pope  
Chief Planning Officer

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