

Mr Conor Scully  
Ockham Studio  
16 Elia Street  
Islington  
N1 8DE

Application Ref: **2019/1327/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

30 May 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**29-30 King's Mews**  
**London**  
**WC1N 2JB**

Proposal: Minor amendments to planning permission ref 2012/3877/P dated 18/07/2013 (for the erection of second and third storeys and change of use from warehouse/office/flats to 3 flats), as further amended by planning permission ref 2015/5080/P dated 29/04/2016 and by Non-Material Amendment ref 2017/5304/P dated 11/04/2018, namely for alterations to ground floor layout to include the addition of a small mezzanine study area above a sunken seating area in each of the ground floor units

Drawing Nos: Superseded plans- 0141- PL-001 P1, 002 P1, 003 P1, 004 P1 (2nd and 3rd floor), 004 P1 (roof plan), 006 P1, 007 P1; 3008-B, 3009-B 29-30 KM, 3010-B 29-30 KM;  
Proposed plans- 0141-PI- 000, 001, 002, 003, 004, 005A, 006; 0141-PL- 010, 011, 012, 013, 014, 015, 016; letter dated 12.3.19 from Ockham Studio;

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 2 of planning permission 2012/3877/P granted on 18/07/2013 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: Site Location Plan; 2001-A 29-30KM; 2001-B 29-30KM; 29-30 2002/A; 2002-B 29-30KM; 2003-A 29-30KM; 2004-A 29-30KM; 2004-B 29-30KM; 2005-A 29-30KM; 2006-A 29-30KM; 0141-PI- 000, 001, 002, 003, 004, 005A, 006; 0141-PL- 010, 011, 012, 013, 014, 015, 016; letter dated 12.3.19 from Ockham Studio; Design and Access Statement by Nicholas Rae & Associates dated 20th June 2012; Construction Management Plan; Planning Statement by Nicholas Rae & Associates dated 15th June 2012; Daylight and Sunlight report by Waldrams dated 20th June 2012; Green Roof Specification by Nicholas Rae & Associates dated 25th June 2012; Lifetimes Homes Statement dated 22nd June 2012; Planning Support Statement by Farebrother Surveyors dated August 2012.

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

### Informative(s):

#### 1 Reason for granting approval-

The proposal involves lowering 3 small areas (2 at 900mm deep, one at 400mm deep) within the 2 new studio flats on the ground floor to allow a deeper bathroom and 2 raised mezzanine floors for new study areas. Overall the sunken areas involve about 20% of the total ground floor area and are thus small scale in relation to the whole site and new units.

The earth in this area has already been excavated to a deeper depth and backfilled to install new foundations following the removal of a previous load-bearing staircase and installation of the lift pit. The existing perimeter foundations of the site are 1.5 to 4m below ground and all surrounding properties have deeper footings and basement floors. Furthermore earlier investigations have shown that the water table here is 3.6m below ground level. Therefore the proposed excavation of less than 1m deep should not affect local hydrogeological conditions or neighbouring land stability.

The changes are minimally different from the approved floor layouts. There are no external changes involved thus will not have any impact on the character and appearance of the building, streetscene and conservation area.

The full impact of the scheme has already been assessed by virtue of the previous permissions refs 2012/3877/P dated 18.7.13 and 2015/5080/P dated 29.4.16. In the context of the permitted scheme, it is considered that the amendments 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/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 18.7.13 under reference number 2012/3877/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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