

Mr Nick Rae
WC1 Projects
29-30 King's Mews
London
WC1N 2JB

Application Ref: **2018/5696/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 fenestration on rear and north side elevations and alterations to roof layout.

Drawing Nos: Superseded plans- 0141- PL-001 P1, 002 P1, 003 P1, 004 P1 (2nd and 3rd floor), 004 P1 (roof plan), 006 P1, 007 P1; 3008-B, 3009-B 29-30 KM, 3010-B 29-30 KM;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

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.2 of planning permission 2012/3877/P 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; 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 alterations to the rear and side elevations are essentially to regularise their design to ensure the windows match the approved window layout shown on the floorplans that were approved by the previous NMA ref 2017/5304/P. The further variations to the latter's approved window locations are relatively minor in scope and do not materially increase the overall extent of glazing or change their positions. Furthermore louvred screens are introduced on windows on the rearmost wing and 3rd floor side to prevent any further overlooking. The alterations are considered acceptable in the context of the enclosed site and variety of surrounding rear elevations.

The alterations to the flat roof such as omitting 2 rooflights, slightly reorienting the PV panels and adding a new green roof will not be visible from street level and are acceptable.


The changes are minimally different from the approved design and will not have any noticeable 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 approvals 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 centered on a light-colored rectangular background.

Daniel Pope
Chief Planning Officer

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