

Mr PETER BOVILL
MONTAGU EVANS LLP
5 BOLTON STREET
LONDON
W1J 8BA

Application Ref: **2019/1853/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974 **4607**

30 May 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
20 Red Lion Street
London
WC1R 4PQ

Proposal: Alterations to wording of conditions 2 (drawing numbers) and 3 (noise) to reflect updated approval of details under conditions 12 and 13 (ref. 2019/1854/P) to planning permission granted under reference 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 2017/3028/P dated 31/08/2017) for 'Roof extension to create 6th floor, terraces, rear extension, alterations to front and rear facades, canopy for new cycle parking area'

Drawing Nos: Superseded: Acoustic Survey by Sandy Brown dated October 2016 and Acoustic Consultancy Report ref. 83633/3/2/5 by ICP dated 13/6/17.
Proposed: Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19

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 2018/4362/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:

Drawing suffix 2077_X_; SP(XX)01_XX P01, GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, GA(00)02_EX P01, GA(01)02_EX P01, GA(02)02_EX P01, GA(03)02_EX P01, GA(04)02_EX P01, GA(05)02_EX P01, GA(06)02_EX P01, GA(B1)02_EX P01, GE(NO)02_EX P03, (EA)02_EX P03, GE(SO)02_EX P03, GE(WE)02_EX P03, GS(AA)02_EX P02, GS(BB)02_EX P03, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GA(06)02_XX P07, GA(07)02_XX P06, GA(B1)02_XX P06, GE(NO)02_XX P09, GE(EA)02_XX P09, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06, GS(BB)02_XX P05, EE(XX)02_XX P01, EE(TY)01_XX P01, EE(06)01_XX P01, EE(06)02_XX P01, EE(05)01_XX P01, EE(00)01_XX P02, GS(XX)01_XX P01,

Supporting documents:

Design and Access Statement by ORMS dated 3rd September 2018, Design and Access Statement Addendum by ORMS dated January 2017, Planning and Heritage Statement Montagu Evans Dated October 2016, Air Quality Assessment XCO2 23/11/2016 and update dated June 2017, Daylight & Sunlight Report by Delva Patman Redler dated November 2016, Energy and Sustainability Statement GDM 25/11/2016, BREEAM Assessment by Verte Ltd dated January 2017, Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19, Archaeological Assessment Pre-Construct dated September 2016, Policy DP1 Assessment Statement and additional off-site assessment by Montagu Evans dated December 2016 and January 2017 and Transport Statement Mayer Brown date January 2017.

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

For the purposes of this decision, condition no.3 of planning permission 2018/4362/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:

The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be 46 dB LAeq, T at 23m, 22 Sandland Street, with all machinery operating together at maximum capacity and an internal noise level of NR38 as designed in Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19.

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 include alterations to wording of condition 3 to reflect updated approval of details under conditions 12 and 13 (ref. 2019/1854/P) and the revised noise report. Condition 2 has been revised to include the approved noise report. No physical alterations are proposed.

Environmental Health officers have reviewed the proposal alterations to wording of condition 3 and are satisfied that the revised acoustic assessment granted under ref. 2019/1854/P is still compliant with the current noise policies. The suggested alterations to the condition are sufficient and no objection was raised.

Therefore the proposals would not 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 under reference number 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 2017/3028/P dated 31/08/2017). 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 wording of conditions 2 and 3 to reflect the revised noise report and shall only be read in the context of the substantive permission granted under reference number 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 2017/3028/P dated 31/08/2017) 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



Daniel Pope
Chief Planning Officer

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