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Application Ref: **2018/6288/P**
Please ask for: **Elaine Quigley**
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5 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 and 1A Montague Street
London
WC1B 5BH

Proposal: Amendments to planning permission 2017/4112/P dated 15/05/2018 for external and internal works to office buildings NAMELY installation of four new openings for ventilation ducting in the roof of the single storey rear extensions at nos. 1 and 1A, installation of cast iron vent on the lower ground floor front elevation of no. 1, and omission of replacement dormer window.

Drawing Nos: Superseded

(26)AP001 rev B; (26)AS002 rev B; (18)AP001 rev C; (18)AP002 rev C; (18)AP004 rev C; (18)AP005 rev C; (18)AP006 rev A; (18)AE003 rev A; (18)AS002 rev A; (18)AS003 rev A; (15)AP001 rev D; (15)AP002 rev D; (15)AP003 rev D; (15)AP004 rev D; (15)AP005 rev D; (15)AP006 rev C; (15)AP007 rev D; (15)AE001 rev D; (15)AE002 rev C; (15)AE003 rev D; (15)AS001 rev B; (15)AS002 rev B; (15)AS003 rev B; (27)AP001; (27)AD001;
(32)AD001 rev B; (32)AD002 rev B; (32)AD003; (35)AP001 rev B; (35)AP002 rev B; (35)AP003 rev B; (35)AP004 rev B; (35)AP005 rev B; (41)AD003 rev B; (50)AD002 rev A; (50)AD100; (50)AD101; (50)AD008 rev B; (50)AP001 rev A; (50)AP003 rev B; (70)AD011 rev C; (70)AD012 rev C; (70)AD013 rev C; (70)AD014 rev C; (70)AD015 rev C; (70)AD016 rev C; (70)AD017 rev C; (70)AD018 rev C; (70)AD019 rev C; (70)AD020 rev C; (70)AD021 rev C; (70)AD022 rev C; (70)AD023 rev C; (70)AD024 rev C; (70)AD025 rev C; (70)AD026 rev C; (70)AD027 rev C; (70)AD028 rev C; (70)AD029 rev



C; (70)AD030 rev C; (70)AD031 rev C; (70)AD032 rev C.

Proposed

(26)AP001 rev D; (26)AS002 rev D; (18)AP001 rev E; (18)AP002 rev D; (18)AP004 rev E; (18)AP005 rev E; (18)AP006 rev C; (18)AE001; (18)AE002 rev A; (18)AE003 rev C; (18)AS002 rev C; (18)AS003 rev C; (15)AP001 rev G; (15)AP002 rev G; (15)AP003 rev F; (15)AP004 rev F; (15)AP005 rev F; (15)AP006 rev E; (15)AP007 rev G; (15)AE001 rev F; (15)AE002 rev F; (15)AE003 rev G; (15)AS001 rev C; (15)AS002 rev D; (15)AS003 rev D;

(27)AP001 rev B; (27)AD001 rev B; (29)AP001 rev C; (29)AD001 rev B; ; (29)AP001 rev C ; (29)AP002 rev A; (32)AD001 rev E; (32)AD002 rev E; (32)AD003 rev D; (35)AP001 rev D; (35)AP002 rev D; (35)AP003 rev C; (35)AP004 rev C; (35)AP005 rev D; (41)AD003 rev D; (41)AD005; (50)AD002; (50)AD008 rev D; (50)AD009; (50)AD010; (50)AD011; (50)AP001 rev B; (50)AP003 rev C; (50)AP012 rev A; (50)AP013 rev B; (70)AD011 rev E; (70)AD012 rev D; (70)AD013 rev D; (70)AD014 rev F; (70)AD015 rev D; (70)AD016 rev F; (70)AD017 rev F; (70)AD018

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 2017/4112/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 - (00)AP001 rev B; (26)AP001 rev D; (26)AP002 rev B; (26)AP003 rev B; (26)AP004 rev B; (26)AP005 rev B; (26)AP006 rev B; (26)AP007 rev B; (26)AE001 rev B; (26)AE002 rev B; (26)AE003 rev B; (26)AS001 rev B; (26)AS002 rev D; (26)AS003 rev B; (18)AP001 rev E; (18)AP002 rev D; (18)AP003 rev C; (18)AP004 rev E; (18)AP005 rev E; (18)AP006 rev C; (18)AE001; (18)AE002 rev A; (18)AE003 rev C; (18)AS001 rev A; (18)AS002 rev C; (18)AS003 rev C; (15)AP001 rev G; (15)AP002 rev G; (15)AP003 rev F; (15)AP004 rev F; (15)AP005 rev F; (15)AP006 rev E; (15)AP007 rev G; (15)AE001 rev F; (15)AE002 rev F; (15)AE003 rev G; (15)AS001 rev C; (15)AS002 rev D; (15)AS003 rev D; (27)AP001 rev B; (27)AD001 rev B; (29)AP001 rev C; (29)AD001 rev B; ; (29)AP001 rev C ; (29)AP002 rev A; (31)AD001 rev A; (31)AD002 rev A; (32)AD001 rev E; (32)AD002 rev E; (32)AD003 rev D; (35)AP001 rev D; (35)AP002 rev D; (35)AP003 rev C; (35)AP004 rev C; (35)AP005 rev D; (41)AD001; (41)AD002; (41)AD003 rev D; (41)AD005; (50)AD002 rev A; (50)AD100; (50)AD101; (50)AD002; (50)AD008 rev D; (50)AD009; (50)AD010; (50)AD011; (50)AP001 rev B; (50)AP002 rev B; (50)AP003 rev C; (50)AP004 rev B; (50)AP005 rev B; (50)AP012 rev A; (50)AP013 rev B; (70)AD011 rev E; (70)AD012 rev D; (70)AD013 rev D; (70)AD014 rev F; (70)AD015 rev D; (70)AD016 rev F; (70)AD017 rev F; (70)AD018 rev F; (70)AD019 rev D; (70)AD020 rev F; (70)AD021 rev F; (70)AD022 rev D; (70)AD023 rev F; (70)AD024 rev D; (70)AD025 rev D; (70)AD026 rev D; (70)AD027 rev D; (70)AD028 rev F; (70)AD029 rev D; (70)AD030 rev D; (70)AD031 rev E; (70)AD032 rev D.

Covering letter from Montague Evans dated 25th April 2018; Covering letter from Montague Evans dated 19th December 2018; Existing & Proposed Room Area

Schedule produced by BPD dated June 2017; Garden Proposal report
Photographic record produced by BDP dated June 2017; Window Schedule Rev C produced by BPD; Schedule of Protection of Historic Fabric; Protection of Existing Fabric Report; Door Ironmongery Schedule rev B produced by BDP dated 26 June 2017; Door Schedule rev C produced by BDP dated 23 June 2017; 1 and 1A Montague Street Refurbishment Scope of Works Rev C produced by BDP dated 24/04/2018; Fire Safety Strategy; Incident Report; Structural Report; Engineering Services Strategy Report; Planning and Heritage Statement produced by Montague Evans dated April 2018; Garden Landscape proposal prepared by BDP dated April 2018.

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

Informative(s):

1 Reason for granting permission-

The dormer window that was proposed to be installed between the butterfly roofs on no. 1A would be omitted from the scheme. The installation of four modestly sized pipes projecting 0.2m through the roof of the single storey rear extensions at nos. 1 and 1A and the installation of a black cast iron vent on the front elevation of no. 1 at lower ground floor level would not have any material impact on the overall appearance and form of the buildings, nor on the character of the surrounding conservation area.

The full impact of the scheme has already been assessed by virtue of the previous planning permission dated 2017/4112/P dated 15/05/2018. 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 insert the changes highlighted on the plans and/or set out in the description and on the application form or list the changes and shall only be read in the context of the substantive permission granted on 15/05/2018 under reference number 2017/4112/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



Daniel Pope
Chief Planning Officer

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