

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Application Ref: **2019/2611/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

10 July 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**30 Charlotte Street**  
**London**  
**W1T 2NG**

Proposal: Non-material amendment to planning permission 2018/3263/P dated 16/01/2019 (Change of use of second, third and fourth floors from ancillary restaurant (A3) to residential use to provide 3 x 1 bed flats (C3) with associated external alterations including infilling of first floor rear lightwell, installation of replacement windows to front and rear and erection of plant enclosure at second floor level) Namely the realignment of rear boundary wall and removal of small void/toilet block at second floor level.

Drawing Nos:  
Superseded plans: P04 Rev-B, P01 Rev-D, P02 Rev-C

Plans for approval: P02 Rev-E, P04 Rev D, P01 Rev-E

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 2018/3263/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: Acoustic Report 25700/ADS1/Rev2, 23941 P04 Rev D, 23941 E02 Rev A, P6980/RJP/P01, 23941 E04, 23941 E03, 23941 E01 Rev A, 23941 P01 Rev E, 23941 P02 Rev E, 23941 P03 Rev A

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

Informatives:

1 Reason for granting approval

The proposed infilling of an existing gap in the boundary wall between the application site and the adjoining property at No.28 Charlotte Street is considered to be a minor alteration that would not have a significant impact on the appearance of the approved development nor on the character of the surrounding conservation area. Furthermore, the proposed removal of an existing extension at second floor level which previously housed a toilet/bathroom, is considered acceptable as a non-material amendment and would help to improve the legibility of the original rear elevation.

The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2018/3263/P dated 16/01/2019. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 16/01/2019 under reference 2018/3263/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