

Mr Nico Warr
Nico Warr Architects
Studio 54
Great Western Studios
65 Alfred Road
London
W2 5EU

Application Ref: **2017/6484/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

13 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
27 King's Mews
London
WC1N 2JB

Proposal: Amendments to planning permission ref: 2016/3843/P dated 15/09/2016 for erection of a 3 to 4 storey plus basement office building with 2nd and 3rd floor terraces following demolition of existing office/warehouse namely addition of lift overrun.

Drawing Nos: Superseded Plans: 116_P5_A1400 Rev 01 (existing buildings); 116_P5_A1400 Rev 01 (consented buildings); 116 A1200 Rev 05; 116_P5_A1401 Rev 01; 116_P5_A1401A Rev 01
Proposed Plans: 116_P5_A1400 Rev 02 (existing buildings); 116_P5_A1400 Rev 02 (consented buildings); 116 A 1200 Rev 06; 116_P5_A1401 Rev 02; 116_P5_A1401A Rev 02

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 2016/3843/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 116_P4_A1000; 116 A 1200 Rev 06; 115_P4_A1201; 116_P4_A1300; 116_P5_A1400 Rev 02 (existing buildings); 116_P5_A1400 Rev 02 (consented buildings); 116_P5_A1400A Rev 01; 116_P5_A1401A Rev 02; 116_P5_A1401 Rev 02; 116_S1400; 116_S1300; 116_S1201; 116_S1200; Basement Impact Assessment Design Note by Techniker dated 07/07/2016; Daylight & Sunlight Report by Waldrams dated 08/12/2015; Design and Access Statement Rev 01 dated 05/07/2016; Worcester Bosch Solar Water Heating Spec; Bauder Green Roof Section.

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

Informative(s):

1 Reason for granting approval-

The approved scheme features a lift, but the applicant has been advised by Building Control that they need to include a lift overrun of 610mm above the lift shaft in order to install and maintain a compliant passenger lift.

The proposed lift overrun would measure 2070mm (d) x 2024mm (w) x 610mm (h) and be set back from the front elevation by approximately 9m. Due to the setback it would not be visible in direct views or views from the south. It would be visible in views looking down the mews from the north, but such views would be limited.

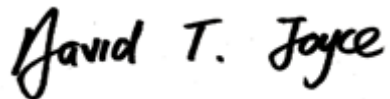
As the approved building is 12.3m in height, the addition of a small, set back structure at roof level is not considered to materially affect the appearance of the approved building or the character or appearance of the conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 15/09/2016 ref 2016/3843/P. 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 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 15/09/2016 under reference number 2016/3843/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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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