

Application ref: 2020/0128/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 19 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills UK
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

49-51

Farringdon Road

London

EC1M 3JP

Proposal: Non-material amendment to vary condition 3 (approved drawings) of planning permission reference 2019/2041/P dated 11/11/2019 (for the Change of use of an existing ground floor space to A1/B1a together with a rear extension and roof extension and other associated works); CHANGES ARE to increase the height of a previously approved rear extension at first floor level.

Drawing Nos: P001 Rev A, P009 Rev B, P010 Rev B, P011 Rev B, P012 Rev B, P013 Rev B, P014 Rev B, P015 Rev B, P016 Rev B, P030 Rev B, P031 Rev D, P040 Rev D, P041 Rev D.

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 2019/2041/P granted on 11 November 2019 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 - E001 Rev A, E009 Rev A, E010 Rev A, E011 Rev A,

E012 Rev A, E013 Rev A, E014 Rev A, E015 Rev A, E030 Rev A, E031 Rev A, E040 Rev A, E1000, E1001, P001 Rev A, P009 Rev B, P010 Rev B, P011 Rev B, P012 Rev B, P013 Rev B, P014 Rev B, P015 Rev B, P016 Rev B, P030 Rev B, P031 Rev D, P040 Rev D, P041 Rev D, P1000, P1001, PR01-19171.

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

Informative(s):

1 Reasons for granting permission:

This application relates to a previously approved scheme reference number 2019/2041/P granted on 11 November 2019. The proposal is to increase the height of the first floor roof level at the rear of the building. The changes would result in a consistent floor to ceiling height across the first floor level.

While an increase in height over that proposed in this application would not normally be considered non-material in some circumstances, the proposal is to the rear of the building in an area not visible from within the public realm. Some private views (from mainly commercial properties) would be possible, but it is not considered that the alterations would have material impacts on the design, appearance or amenity impacts of the consented development. On the rear elevation the proposed parapet height would increase by 0.7m. Given the location and circumstances of the proposed change officers consider its impact on the character and appearance of the previously approved scheme would be non-material in this instance.

The proposed height increase would be modest within the context of the previously approved as such would not be considered harmful to the amenity of neighbouring properties.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2019/2041/P granted on 11 November 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 shall only be read in the context of the substantive permission granted on 11 November 2019 under reference number 2019/2041/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

A handwritten signature in black ink, appearing to read 'DPope', is centered below the text 'Yours faithfully'.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.