

Application ref: 2020/0211/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 24 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

Magenta Planning Ltd
6 Rowben Close
Totteridge
London
N20 8QR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

8 Stukeley Street
London
WC2B 5LQ

Proposal: Alteration to the roof form of no 8 Stukeley Street to reintroduce single hip roof (Retrospective) as an amendment to planning permission 2019/3830/P dated 27/12/2019 (for Removal of condition 11 (accessible units) of planning permission 2015/7028/P dated 31/01/2017 for 'Erection of replacement mansard roof extension at no. 8 and installation of new mansard roof extension at no. 10; excavation of a single storey basement extension including lightwell to create additional Class B1 office floorspace; change of use of the ground floor of no. 8 from office to residential associated within the enlargement and reconfiguration of the two 1 bed residential units to create two 2 bed flats; alterations to the ground floor front and rear elevations; erection of first floor rear extension, and creation of external terrace at basement and first floor levels at no. 10.

Drawing Nos: As approved drawings A-1704 rev 03; A-1715 rev 04; A-1716 rev 03; A-1718 rev 00

As proposed drawings 092-GARF-C2-Proposed Roof Plan; 092-GE01-C1-Proposed Elevation 01; 092-GE02-C1-Proposed Elevation 02; 092-GE03-C1-Proposed Elevation 03

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 2019/0106/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- A1110 rev 02; A1111 rev 01; A1112 rev 01; A1250 rev 00; A1251 rev 00; A1500 rev 00; A1540 rev 00; A1541 rev 00; A1542 rev 00; A1543 rev 00; A1570 rev 00; A1600 rev 00; A1601 rev 00; A1602 rev 00; A1605 rev 00; A1606 rev 00; A1700 rev 02; A1701 rev 03; A1702 rev 06; A1703 rev 05; 092-GARF-C2-Proposed Roof Plan; A1710 rev 05; A1711 rev 04; A1712 rev 02; 092-GE01-C1-Proposed Elevation 01; 092-GE02-C1-Proposed Elevation 02; A1717 rev 04; 092-GE03-C1-Proposed Elevation 03; A5501 rev 00; A5501 rev 00; Basement Impact Assessment produced by Croft Structural Engineers dated 27/05/2016; Ground Movement Assessment and predicted Damage Category document rev 03 produced by Croft Structural Engineers; Ground Movement Assessment produced by Maund Geo-Consulting dated 08/08/2016; Retaining wall calculations produced by Croft Structural Engineers dated 09/08/2016; Ground Investigation Report produced by Ground & Water dated November 2015; Environmental Noise Survey and Plant Noise Assessment Report 23068/PNA1 Rev4 produced by Hann Tucker Associates dated 19/05/2016; Daylight and Sunlight to Proposed Residential Accommodation letter produced by BVP dated 09/03/2016; Construction Management Plan produced by Great Build Limited dated 20/11/2015 rev1; Archaeological Desk-Based Assessment produced by PCA dated October 2015; Heritage Appraisal produced by KM Heritage dated November 2015; 1540 rev 00; 1541 rev 00; 1542 rev 00.

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

Informative(s):

1 Reason for granting approval-

The proposed change has emerged during the construction works. The approved design for a double hip roof on the corner section of no. 8 required an overly complex construction process resulting in difficulties securing the upper slates with no box gutter to remove any rainwater. The single hip roof would move the roof plane back to its more traditional location and would reflect the character of the original building. Although visible from the street it would be similar to the roof profile of the original roof and has no impact on the building, the conservation area or on neighbouring amenities.

The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2019/0106/P dated 23/09/2019, the associated non-material amendment ref 2017/5657P dated 18/01/2018 and the original planning permission ref 2015/7028/P dated 31/01/2017. In the context of the permitted scheme, it is considered that the amendments 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 [23/09/2019] under reference number [2019/0106/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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

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.