

Application ref: 2019/5414/P
Contact: Patrick Marfleet
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Date: 15 May 2020

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Non-Material Amendments Granted and Warning of Enforcement Action

Address:

108 Flat C Argyle Street
London
WC1H 8EB

Proposal:

Non-material amendment to planning permission 2017/2740/P dated 31/10/2017 (Erection of mansard roof extension to provide additional habitable space to second floor flat across numbers 106 and 108 Argyle Street), namely to lower and alter the roof pitch of the approved front dormers.

Drawing Nos: 083-P-027-K, 083-P-026-K, 083-P-025-K, 083-D-0918-B, 083-D-0928 B

Informative(s):

1 Reason for granting approval-

In October 2017 permission was granted for the erection of a mansard roof extension at the site (ref: 2017/2740/P) which is now built. However, the front dormer windows have not been built in accordance with the approved plans and are taller than the approved windows, resulting in them sitting almost flush with the ridge of the mansard roof and appearing as bulkier and more prominent additions. Therefore, to rectify this issue the applicant has submitted amended plans which show all four dormers reduced in height by 200mm with a slightly angled roof pitch. These amendments would bring the dormers in line with the height and design that

was originally approved (albeit slightly lower) and are considered acceptable in terms of their impact on the appearance of the host building and surrounding area.

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 2017/2740/P dated 31/10/2017. 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. An informative has been added to the decision reminding the applicant of the Council's intent to pursue formal enforcement action if these amendments are not implemented within 6 months of this decision.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 2017/2740/P dated 31/10/2017 and is bound by all the conditions attached to that permission.

3 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised front dormers are considered to be harmful to the character and appearance of the host building and wider Bloomsbury Conservation Area, and as such, enforcement action may be taken in relation to this should the unauthorised structures not be altered in accordance with the approved drawings attached to this decision within 6 months.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer