

Application ref: 2020/2416/P
Contact: Mark Chan
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Date: 2 November 2020

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Daniel Watney LLP
165 Fleet Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
1 Ely Place
London
EC1N 6RY

Proposal: Non-material amendments to planning permission ref: 2019/4386/P dated 11/03/2020 for 'Change of use to ground floor and basement from Bank (Class A2) to Offices (Class B1) with external alterations'; namely the addition of a step to the entrance on Hatton Garden elevation.

Drawing Nos:
Approved Plans: A4008

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 2019/4386/P dated 11/03/2019 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:

Drawing Nos: A1520 Rev A, A503 Rev A, A502 Rev A, Design and Access Statement, A00, A1500, A1510, A52, A501, A50, A51, A12, A16, A05, A11, A504, Heritage Statement (Last received 12/18/2019) and A4008

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

Informative(s):

1 Reasons for granting approval:

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

The proposed changes to condition no. 3 is required to ensure consistency across the approved plans. An additional step would be installed at the entrance on Hatton Garden to improve access to the building. Whilst the additional step would be visible from the streetscene, it is not considered to make a material difference to the character and appearance of the host building, Hatton Garden Conservation Area and the setting of the nearby listed buildings. The Council's Conservation Officer has been consulted and raised no objection.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/03/2019 under ref: 2019/4386/P. In the context of the permitted scheme, it is not considered that the amendments, either individually or cumulatively will have any material impact on the overall design idiom or neighbour amenities. 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 changes set out in the description and shall only be read in the context of the substantive permission granted on 11/03/2019 under planning permission ref: 2019/4386/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 within a light gray rectangular box.

Daniel Pope
Director of Economy, Regeneration and Investment

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