

Application ref: 2020/3491/P
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Date: 26 November 2020

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Lichfields
Helmont House
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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:

**12-16
Laystall Street
London
EC1R 4PF**

Proposal: Non-material amendments to planning permission ref: 2019/3077/P dated 09/08/2019 for 'Alterations at front elevation to include replacement windows, doors and ground floor frontage to office building (Use B1a)'; namely to alter the windows and doors on the front facade.

Drawing Nos:

Proposed: EN2571-110 proposed general layout; EN2571-110 proposed front elevation and section; 113 proposed façade section detail

Superseded: 2148-A100-X proposed ground floor; 2148-A300-X proposed elevation; 2148-A500-X proposed ground floor cladding detail

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 Reason for granting approval-

The changes relate only to the ground floor front elevation. Site investigations have revealed constraints in the building's structure that affect the intended alignment and form of the ground floor frontage. The upper floor fenestration remains unchanged from the scheme approved. The 'shopfront' window openings become marginally narrower due to slightly thicker brick piers between them, the minor extent of which is unlikely to be visually noticeable and still leaves these positioned in central alignment to the pairs of windows above. The binstore door changes from glazed Crittall style matching all the windows to a louvred door rather which is considered more practical and unlikely to distract or detract from the composition as a whole due to its subsidiary size and positioning on the façade. The narrower Crittall style window adjacent remains Crittall style but two panes wide rather than 3.

In section the changes relate mainly to the façade construction and retain the same brick slip (H&E Smith Ecoglaze) cladding detail and window type (Reynaers Slimline 38) as has been approved for application 2020/1095/P for discharge of condition 4 of the original permission. The only external change is that the window positioning is slightly more recessed to allow a deeper reveal.

All the changes are considered to be of a minor nature which would not materially affect the appearance of the building in the context of that which has been approved under 2019/3077/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans, set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 09/08/2019 under reference number 2019/3077/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



Daniel Pope
Chief Planning Officer

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