

Application ref: 2020/3390/P  
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**Development Management**  
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David Kohn Architects  
Bedford House  
125-133 Camden High Street  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**8 Smart's Place**  
**London**  
**WC2B 5LW**

Proposal: Non material amendments to planning permission ref: 2019/1420/P dated 10/03/2020 for 'Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof garden etc....' Namely changes to the demolition extent, changes to risers and ventilation, raising the floor level of Level 04 by 225mm, changes to exterior railings, changes to lift position and overrun increase by 225mm, changes to external bay sizes, alterations to fenestration and rooflights, and changes to internal arrangement including reconfiguration of escape stair and office WC repositioned.

Drawing Nos:

Plans for approval: 221-ZZ-PL04-01 Rev B; 221-ZZ-PL04-02 Rev B; 221-ZZ-PL05-02 Rev B; 221-ZZ-PL05-03 Rev B; 221-EW-PL12-02 Rev B; 221-EW-PL12-05 Rev B; 221-XX-PL12-06 Rev C; 221-XX-PL12-07 Rev C; 221-XX-PL12-08 Rev C; 221-XX-PL12-10 Rev C; 221-XX-PL15-02 Rev C; 221-XX-PL15-03 Rev C

Superseded Plans: 221-ZZ-PL04-01; 221-ZZ-PL04-02; 221-ZZ-PL05-02; 221-ZZ-PL05-03; 221-EW-PL12-02; 221-EW-PL12-05; 221-XX-PL12-06 Rev B; 221-XX-PL12-07 Rev B; 221-XX-PL12-08 Rev B; 221-XX-PL12-10 Rev B; 221-XX-PL15-02 Rev C; and 221-XX-PL15-03 Rev B

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 2019/1420/P dated 10/03/2020 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: 221-ZZ-PL11-01; 221-ZZ-PL01-01; 221-ZZ-PL01-02; 221-ZZ-PL02-01; 221-ZZ-PL02-02; 221-ZZ-PL02-03; 221-ZZ-PL02-04; 221-ZZ-PL02-05; 221-ZZ-PL02-06; 221-ZZ-PL04-01 Rev B; 221-ZZ-PL04-02 Rev B; 221-ZZ-PL05-02 Rev B; 221-ZZ-PL05-03 Rev B; 221-ZZ-PL11-02; 221-EW-PL12-01; 221-EW-PL12-02 Rev B; 221-EW-PL12-03; 221-EW-PL12-04; 221-EW-PL12-05 Rev B; 221-XX-PL12-06 Rev C; 221-XX-PL12-07 Rev C; 221-XX-PL12-08 Rev C; 221-XX-PL12-10 Rev C; 221-XX-PL14-01 Rev B; 221-XX-PL14-02 Rev B; 221-XX-PL15-02 Rev C; 221-XX-PL15-03 Rev C; Design & Access Statement (dated 15/03/2019); Planning Statement Incorporating Heritage Assessment (dated March 2019); Noise Impact Assessment (dated 05/03/2019); Daylight/Sunlight Report (dated February 2019); Energy and Sustainability Strategy Assessment Report (Ref: J3386-M-RP-0001); Planning Visual Updates.

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

#### Informative(s):

##### 1 Reasons for granting approval:

The proposed changes are required to ensure consistency across the approved plans as well as for structural, fire safety and technical reasons relating to compliance with building regulations.

The proposed changes include various minor alterations such as: Changes to the parapet which would be rebuilt to match the existing; A dry riser inlet would be added and a louvre would be changed at ground floor level; the riser position would be slightly changed on fourth, fifth, sixth and roof level and vents would be removed on the fifth floor; the floor level of the fourth floor would be raised by 225mm; the external railings would be pulled back from the parapet edge slightly on fourth, fifth and sixth floor, railings would be added on fourth floor and removed on the fifth floor, and the railing height would be increased by 200mm at fourth floor level; the lift position would be moved slightly and the overrun would increase by 225mm; the external walls would be altered so that the bay sizes on fourth and fifth floor would be reduced slightly and the plant size on sixth floor would be also be changed; changes to fenestrations and rooflights; and changes to the internal arrangements including the escape stair would be reconfigured.

Whilst some of the changes would be visible from the streetscene, it is not considered to make a material difference to the character and appearance of the host building and would therefore have no significant impact on the character of the wider Seven Dials Conservation Area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 10/03/2020 under ref: 2019/1420/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 the changes set out in the description and shall only be read in the context of the substantive permission granted on 10/03/2020 under planning permission ref: 2019/1420/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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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