

Application ref: 2020/2265/P  
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Date: 21 December 2020

**Development Management**  
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Dexter Building Design Ltd  
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Victoria Grove  
Bedminster  
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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:

**Former Public Conveniences**  
**Guilford Place**  
**London**  
**WC1N 1EA**

Proposal: Amendments to planning permission 2015/6141/P granted on 25/07/2017 for the change of use from former public convenience to mixed A1/A3 retail/restaurant use, and associated works, namely to make drawings consistent with Listed Building Consent 2020/1343/L (granted 21/04/2020).

Drawing Nos: Superseded Plans: A101, A102, A103, A104, A105, FIXING DETAILS, A109, A110, A111, A112, 16841

Replacement Plans: 1346\_V02.08: A101 A1, P102 A1, P103 A1, P104 A1, P301 A1, P302 A1, P303 A1, P701 A1, 624: 1-05 Rev G, 1-06 Rev F, 1-07 Rev E

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 2 of planning permission 2015/6141/P shall be replaced with the following condition:

The development hereby permitted shall be undertaken in accordance with the following approved plans:

1346\_V02.08: A101 A1, P102 A1, P103 A1, P104 A1, P301 A1, P302 A1, P303

A1, P701 A1

624: 1-05 Rev G, 1-06 Rev F, 1-07 Rev E

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

Informatives:

- 1 The application seeks approval for amendments by way of the replacement of the drawings which were approved under condition 2 of the planning permission (2015/6141/P) with the drawings which were approved under condition 2 of the subsequent Listed Building Consent application 2020/1343/L granted on 21/04/2020.

The previously approved drawings and the current application drawings are listed above.

With respect to the Listed Building, and Conservation Area, the application drawings have already therefore been approved under application 2020/1343/L.

There are no new planning issues raised by the drawings. The proposed use and fundamental layout remain the same and the planning considerations have all been assessed and found to comply with all relevant planning policies under application 2015/6141/P approved on 25/07/2017.

The planning conditions and S.106 agreement attached to planning permission 2015/6141/P will remain and no new material planning issues would arise. As such, the proposals can be considered as a non material variation to the approved scheme.

- 2 You are advised that this decision relates only to the drawings listed above and included within a replacement condition 2 for planning permission 2015/6141/P granted on 25/07/2017/31/03/2015. All other conditions and obligations attached to planning permission 2015/6141/P remain applicable.

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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