

Application ref: 2020/1894/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Email: David.Fowler@camden.gov.uk  
Date: 19 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Newsteer  
20 Farringdon Street  
London  
EC4A 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**283 Gray's Inn Road  
London  
WC1X 8QF**

Proposal: Non-Material Amendment to facilitate minor change (raising the side parapet) to drawings granted under reference 2018/5715/P dated 24/06/19 for change of use of 1st, 2nd and 3rd floors from Class A2 use to create 2no. residential units 1 x 1 bed & 1 x 2 bed (Use Class C3) together with extensions and alterations including mansard roof extension with 2 front dormers, rear extension, roof terrace to the rear of 2nd floor, infill of ground floor light well, and shopfront alterations.

Drawing Nos: Superseded drawings:  
22960-PO3 rev C, 22960-PO4 rev G, 22960-P05 rev I.

Amended drawings:  
1264-P-001 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.

### **REPLACEMENT CONDITION 3 - Approved drawings**

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

22960-P01 D, 22960-P02 G, 22960-P06 E, 1264-P-001 A.

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

Informative(s):

1 Reason for approval:

The proposed raising of the side parapet would create symmetry with the opposite side parapet. It would be in character with the building and this part of the King's Cross Conservation Area. A Conservation officer has assessed the proposals and is satisfied the amendment is acceptable.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural aesthetic of the approved scheme.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. No objections were received. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission 2018/5175/P dated 24/06/19.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 2018/5715/P dated 24/06/19 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



Daniel Pope  
Chief Planning Officer

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