

Application ref: 2020/5936/P  
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Date: 26 February 2021

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Boyer Planning  
2nd Floor,  
24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Tudor House**  
**35 Gresse Street**  
**London**  
**W1T 1QY**

Proposal: Non-Material Amendment to alter wording "inward opening" of Condition 4 of planning permission 2020/3062/P dated 03/12/2020 to read: Prior to the beginning of the relevant part of the works, details of front door shall be submitted and approved in writing. The details shall include the open/close mechanism and the manufacturer specification.

Drawing Nos: 00101 S2 P03; 00602 CR C03; IMS-F-15, Revision 1 and Covering letter commissioned by Boyer Planning dated 01 2020.

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.4 of planning permission 2020/3062/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 4**

The development hereby permitted shall be carried out in accordance with the following approved plans: 00101 S2 P03 ; 00602 CR C03; 00106; 00107; IMS-F-15, Revision 1; Covering letter commissioned by Boyer Planning dated 01 2020.

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

Informative(s):

1 Reason for granting approval-

The original condition 4 required a pre-commencement condition to be submitted and approved before the beginning of the relevant part of the works. The agent request an amended the wording "inward opening" which would otherwise result in logistical difficulties Fire Regulations guidance Part B, Section 5.11 it states that 'the door of any doorway or exit should be hung to open in the direction of escape whenever reasonably practicable. The proposed reworded condition would ensure that the appropriate Regulation be met.

The agent confirmed that the "outdoor opening" door has been has been in existence for 20 years and whilst the proposed door would opened onto the public highway across the public footpath by approximately 1.28 metres. Transport Officers would generally expect an effective footway to be a width of at least 1.8 metres to maintain for pedestrians. However, the door would not be permanently opened, and for the reasons mentioned previously, no objections in removing/altering the "inward opening" condition. In this context, it is considered that the rewording of condition 4 would be a very minor change and could be considered as a non-material amendment.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2020/3062/P granted on 02/12/2020. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. 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 highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2020/3062/P dated 02/12/2020 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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