

Application ref: 2021/2453/P  
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INK BESPOKE LTD  
4  
101 Union Street  
London  
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SE1 0LQ  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:

**County House**  
**1-2 Conway Mews and 4 Conway Street**  
**London**  
**W1T 6BB**

Proposal: Amendment to configuration of gates as granted under application ref 2019/1658/P, dated 21/08/2019 for Installation of new recessed pedestrian and vehicular gates to Mews Entrance.

Drawing Nos:

Superseded: CM04-100-03 Rev D

Proposed: CM04-100-03 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 no. 3 of planning permission 2019/1658/P dated 21/08/2019 shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, CM04-100-01, CM04-100-02, CM4-100-03 E.

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

Informative(s):

1 Reason for granting approval

The amendment to the approved scheme would involve the installation of dual use pedestrian and vehicular gates in place of the approved singular vehicular gate and singular pedestrian gate. The gates shall have the same overall dimensions, be constructed of the same materials located in the same position and will appear broadly the same as those which have been approved.

The proposed alteration is considered to be modest and in keeping with the initial permission. Given the limited usage of the mews entrance way, it is considered that it would have no material impact on the character and appearance of the host property and the wider Fitzroy Square Conservation Area, nor on the amenity of occupiers of neighbouring properties.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2019/1658/P dated 31/07/2020. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 granted on 21/08/2019 under reference number 2019/1658/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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