

Application ref: 2021/5069/P
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Date: 23 November 2021

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
171 Gray's Inn Road
London
WC1X 8UE

Proposal: Non-material amendment for retention of existing window openings at ground floor level pursuant to permission 2020/2135/P

Drawing Nos: Superseded Plans: E18-024/PREB001 Rev E

Approved Plans: E18-024/SIT000 Rev A; E18-024/PREB002, E18-024/EXEB001 Rev A;
e18-024/exeb002 Rev A; e18-024/preb001 Rev D;

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 2020/2135/P dated 27/07/2020 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:

E18-024/SIT000 Rev A; E18-024/PREB002, E18-024/EXEB001 Rev A; E18-024/exeb002 Rev A; E18-024/preb001 Rev E

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

Informative(s):

1 Reason for granting approval

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that 'in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted'.

The proposed change is to retain the existing window openings at ground floor. Planning permission 2020/2135/P had been granted for the enlargement of window openings at ground floor level. It is considered that these amendments would have no significant impact on the appearance of the property, the amenity of neighbours or occupiers or on the provision of accommodation space within the context of the overall scheme. As such, the amendment to retain the existing window openings is not considered to be material.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 27/07/2020 under ref 2020/2135/P. In the context of the permitted scheme, it is considered that the amendment 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 granted on 27/07/2020 under reference number 2020/2135/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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope

Chief Planning Officer

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