

Application ref: 2021/4408/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: [Patrick.Marfleet@camden.gov.uk](mailto:Patrick.Marfleet@camden.gov.uk)  
Date: 13 April 2022

**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)

Brunel Planning  
51 Queens Road  
Tunbridge Wells  
Kent  
TN4 9LZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**30 Percy Street**  
**London**  
**W1T 2DB**

Proposal: Amendment to planning permission ref 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021 (for External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of existing flat at second and third floor level to office space and use of basement level as social enterprise space), namely to replace a small glazed area within the basement roof of the approved rear extension by a solid floor.

Drawing Nos:  
Superseded: 1808-SPP-01-DR-A-P-20-0G-01-01-P02  
Proposed: 1808-SPP-01-DR-A-P-20-0G-01-01 C01

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 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P 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: 808-SP-P-00-MF-01-03. 1808-SP-01-DR-A-P-25-XX-01-01-P02, 1808-SPP-01-DR-A-P-26-XX-01-01-P02, 1808-SPP-01-DR-A-P-26-XX-01-02-P02, 1808-SPP-01-DR-A-D-20-0G-01-01-P02, 1808-SPP-01-DR-A-D-20-0R-01-01-P02, 1808-SPP-01-DR-A-D-20-01-01-01-P02, 1808-SPP-01-DR-A-D-20-02-01-01-P02, 1808-SPP-01-DR-A-D-20-03-01-01-P02, 1808-SPP-01-DR-A-D-20-B1-01-01-P01, 1808-SPP-01-DR-A-D-25-XX-01-01-P01, 1808-SPP-01-DR-A-D-26-XX-01-01-P02, 1808-SPP-01-DR-A-D-26-XX-01-02-P01, 1808-SPP-01-DR-A-E-20-0G-01-01-P01, 1808-SPP-01-DR-A-E-20-0R-01-01-P01, 1808-SPP-01-DR-A-E-20-01-01-01-P01, 1808-SPP-01-DR-A-E-20-02-01-01-P01, 1808-SPP-01-DR-A-E-20-03-01-01-P01, 1808-SPP-01-DR-A-E-20-B1-01-01-P01, 1808-SPP-01-DR-A-E-25-XX-01-01-P02, 1808-SPP-01-DR-A-E-26-XX-01-01-P01, 1808-SPP-01-DR-A-E-26-XX-01-02-P01, 1808-SPP-01-DR-A-P-20-0G-01-01 C01, 1808-SPP-01-DR-A-P-20-0R-01-01-P02, 1808-SPP-01-DR-A-P-20-01-01-01-P02, 1808-SPP-01-DR-A-P-20-02-01-01-P02, 1808-SPP-01-DR-A-P-20-03-01-01-P02, 1808-SPP-01-DR-A-P-20-B1-01-01-P02, 1808-SPP-01-DR-A-P-00-XX-01-01- PO3, Planning Statement dated 16/08/2019, SPPARC DAS dated 19/08/2019, Daylight and Sunlight Assessment dated 16/04/2019, Plant Noise Impact Assessment dated 17/12/2018, KMHeritage

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

#### Informative(s):

##### 1 Reasons for approval-

The originally approved development included a small area of glazing within the ground floor of the rear extension to provide natural light to the basement below. The current proposals seek to replace this small area of glazing with solid floor. This is considered to represent a minor alteration that would not have any significant impact on the appearance of the host listed property or the character of the surrounding conservation area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation in response to the alterations to the approved terrace balustrade that were initially proposed. However, these alterations have since been removed from the proposals and the current application relates only to the replacement of a small area of glazed roof with solid floor. A further objection was received from a neighbouring resident expressing concern that the size of the approved first floor terrace was increasing as a result of the proposed amendments. However, as noted above, the proposed alterations relate only to the replacement of a small area of glazing with solid floor. The size of the approved first floor terrace area would remain unchanged.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021. 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 set out in the description and on the application form and shall only be read in the context of the substantive permission 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).