

Application ref: 2022/2038/P
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Date: 26 October 2022

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Hodges Architects Ltd
46 Tolworth Park Road
Surbiton
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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:

City House
72-80 Leather Lane
London
EC1N 7TR

Proposal: Amendment to planning permission (2016/6366/P) dated 15/05/2017 (for Demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units, infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82), namely to change the size of a basement window on the rear elevation.

Drawing Nos:

Superseded: A010; A101C; A118B

Revised: A010B; A101F; A118E

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 2 of planning permission 2016/6366/P dated 15/05/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the

following approved plans: A010B; A001 B; A002 B; A003 B; A004 B; A005 C; A006 B; A007 B; A008 B; A009 A; A015 B; A016 B; A017 B; A018 B; A020 A; A021 A; A101 F; A102 C; A103 C; A104 C; A105 D; A106 C; A107 C; A108 C; A109 B; A110 B; A111 B; A112 B; A113; A114 B; A115 B; A116 B; A117 B; A118 E; A119 A; A120 A; A121 A; Desk Study Walkover Survey and Environmental Risk Assessment prepared by R M Cameron Environmental Services Ltd dated November 2016; Energy Strategy prepared by Verte Ltd dated 03 March 2017; Heritage Statement prepared by Squire Heritage Consulting dated 6 November 2016; Historic Environment Assessment prepared by Mola dated October 2016; Noise Assessment Report prepared by Cole Jarman dated 31 October 2016; Planning Statement dated November 2016; Daylight and Sunlight Report prepared by point 2 surveyors Ltd dated October 2016; Sustainable Design and Construction Statement prepared by Rigas Malamoutsis, Verte Limited dated 03.03.17.

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

Informative(s):

1 Reasons for granting approval-

The proposed amendment alters the size of a basement window to the rear elevation (marked B W3 on drawing No. A118E) so that the window would be slightly narrower.

The proposed alteration is very minor and will not materially alter the character or appearance of the building nor create any adverse impact on amenity.

The full impact of the proposed development has already been assessed by virtue of the previous planning permission granted on 15/05/2017 under reference 2016/6366/P. In the context of the permitted scheme, the proposed amendments are considered to be minor and would not have any material effect to alter the substance of the approved scheme. Therefore the proposals constitute a non-material amendment to the development and are considered acceptable.

2 You are advised that this decision relates only to the window highlighted on the plans and shall only be read in the context of the substantive permission granted on 15/05/2017 under reference number 2016/6366/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', is positioned at the top left of the page.

Daniel Pope
Chief Planning Officer

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