

Application ref: 2023/0667/P
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Gerald Eve LLP
One Fitzroy Place
6 Mortimer Street
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W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

247 Tottenham Court Road

London

W1T 7HH

3 Bayley Street

London

WC1B 3HA

1 Morwell Street

London

WC1B 3AR

2-3 Morwell Street

London

WC1B 3AR

4 Morwell Street

London

W1T 7QT.

Proposal: Non-material amendments to planning permission (ref. 2020/3583/P) dated 30 July 2021 for; Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works; CHANGES INCLUDE; reconfiguring of internal core layouts and cycle entrances, amendments to the ground floor entrance on Bayley Street, amendments to louvre design on Morwell Street and amendments to the design of the parapets.

Drawing Nos:

Superseded drawings

4486-ST-PR-01-003, 4486-PR-02-002-BP, 4486-PR-02-100-A, 4486-PR-ST-03-100-A, 4486-PR-ST-03-101-A, 4486-PR-ST-03-102-B

Amended drawings

4486-ST-PR-01-003-A, 4486-PR-02-002-BP-A, 4486-PR-02-100-B, 4486-PR-ST-03-100-B, 4486-PR-ST-03-101-B, 4486-PR-ST-03-102-C

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.2 of planning permission 2020/3583/P 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:

4486-ST-PR-01-003-A, 4486-PR-02-002-BP-A, 4486 -PR-02-098, 4486-PR-02-099-B, 4486-PR-02-100-B, 4486-PR-02-101-B, 4486-PR-02-102-A, 4486-PR-02-104-A, 4486-PR-02-105-A, 4486-ST-PR-02-106-B, 4486-ST-PR-02-107-B, 4486-PR-ST-03-100-B, 4486-PR-ST-03-101-B, 4486-PR-ST-03-102-C, 4486-ST-PR-04-100, 4486-ST-PR-04-101, 4486-ST-PR-04-102, 4486-ST-PR-04-103, 4486-ST-PR-04-104.

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

Informatives:

1 Reason for granting approval

Permission is sought for the following amendments to the previously approved scheme:

- Amendment to the location of the cycle entrance to provide new dedicated fire escape doors on Morwell Street.
- Amendments to the louvres to the UKPN plant roof.
- Amendments to the parapets.
- Amendments to the office entrance on Bayley Street.

New dedicated fire escape doors are required after consultation with the London Fire Brigade determined that the north core was required to change to a fire fighting core. The fire fighting escape doors would replace the previous cycle entrance, which would be moved adjacent. The fire escape doors are PPC metal and would be in keeping with the design of the revised shared servicing entrance on Morwell Street which has also been amended to a more robust PPB metal

doors with an overpanel. The design and materiality of these doors are considered appropriate and would not have a significant impact on the overall appearance of the building.

The previous approval included vertical architectural louvres to the UKPN substation plant room fronting Morwell Street. These have been replaced with horizontal louvres as required by UKPN. The scheme architects explored options to retain vertical louvres, but this would not have achieved the required ventilation. The proposed change is therefore accepted.

The parapet to the scalloped bays has been redesigned with a curved PPC metal coping instead of the approved curved terracotta. Views of this detail would be very limited, and it would not impact the overall design of the building.

The Bayley Street office entrance has been set back slightly to ensure it does not move further beyond the original building line. This is a minor change with no significant visual impact.

The amended drawings also show a profiled grey PPC metal rainscreen to the junction with the neighbouring building to the south. This detail was not previously shown on the approved drawings (being left blank), and is in keeping with the design and materiality of the rest of the building.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the approved building or increase its footprint; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

No responses were received prior to determination and the site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted on 30/07/2021 under reference 2020/3583/P.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/07/2021 under reference number 2020/3583/P 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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