

Application ref: 2023/5066/P
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Date: 12 December 2023

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The Planning Lab
Somerset House
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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:

**43 Great Russell Street
London
WC1B 3PD**

Proposal: Non-material amendment to planning permission (2020/1426/P) dated 13/05/2021 (for: Reinstatement of shopfront door and windows on Great Russell Street and Coptic Street at ground floor, repair and decoration of facade and replacement of modern windows. Installation of new roof plant with a noise enclosure, replacement of dumb waiter with new lift shaft and associated roof works and blocked pavement lights on Coptic Street to be reinstated).

Changes include amending the plans referenced in condition 3 to reflect changes made to the application plans, namely to, internal cabinetry, M&E plant, additional smoke vent equipment, reduced lift capacity and other internal and external changes.

Drawing Nos: Superseded drawings:

2.00-Demolition-Basement Plan; 2.02-Demolition-First Floor Plan; 2.05-Demolition-Roof Plan; 2.10-Demolition-Elevation 01; 2.11-Demolition-Elevation 02; 2.20-Demolition-SectionAA; 2.21-Demolition-Section BB; 2.24-Demolition-Section EE; 2.25-Demolition-Section FF; 3.00-Proposed-Basement Plan; 3.01-Proposed-Ground Floor Plan; 3.02-Proposed-First Floor Plan; 3.03-Proposed-Second Floor Plan; 3.04-Proposed-Third Floor Plan; 3.05-Proposed-Roof Plan; 3.10-Proposed-Elevation 01; 3.11-Proposed-Elevation 02; 3.12-Proposed-Elevation 03; 3.14-Proposed-Location-Elevation 01; 3.20-Proposed-

Section

AA; 3.21-Proposed-Section BB; 3.22-Proposed-Section CC; 3.23-Proposed-Section DD; 3.24-Proposed-Section EE; 3.25-Proposed-Section FF.

Proposed drawings:

AP-Demolition-Basement, dwg. no. 2.00 rev A; AP - Demolition - Ground Floor Plan, dwg. no. 2.01; AP-Demolition-First Floor, dwg. no. 2.02 rev A; AP - Demolition - Second Floor Plan, dwg. no. 2.03; AP - Demolition - Third Floor Plan, dwg. no. 2.04; AP-Demolition-Roof; dwg. no. 2.05 rev C; AE-Demolition-Elevation 01, dwg. no. 2.10 rev A; AE-Demolition-Elevation 02, dwg. no. 2.11 rev A; AE - Demolition - Elevation 03, dwg. no. 2.12 rev A; AE - Demolition - Elevation 04, dwg. no. 2.13; AS-Demolition-Section AA, dwg. no. 2.20 rev A; AS-Demolition-Section BB, dwg. no. 2.21 rev A; AS - Demolition - Section CC, dwg. no. 2.22; AS - Demolition - Section DD, dwg. no. 2.23; AS-Demolition-Section EE, dwg. no. 2.24 rev A; AS-Demolition-Section FF, dwg. no. 2.25 rev C; AP-Proposed-Basement Plan, dwg. no. 3.00 rev C; AP-Proposed-Ground Floor Plan, dwg. no. 3.01 rev B; AP-Proposed-First Floor Plan, dwg. no. 3.02 rev B; AP-Proposed-Second Floor Plan, dwg. no. 3.03 rev B; AP-Proposed-Third Floor Plan, dwg. no. 3.04 rev C; AP-Proposed-Roof Plan, dwg. no. 3.05 rev D; AE-Proposed-Elevation 01, dwg. no. 3.10 rev E; AE-Proposed-Elevation 02, dwg. no. 3.11 rev E; AE-Proposed-Elevation 03, dwg. no. 3.12 rev E; AE - Proposed - Elevation 04, dwg. no. 3.13 rev D; LE-Proposed-Location Elevation 01, dwg. no. 3.14 rev E; AS-Proposed-Section AA, dwg. no. 3.20 rev F; AS-Proposed-Section BB, dwg. no. 3.21 rev E; AS-Proposed-Section CC, dwg. no. 3.22 rev E; AS-Proposed-Section DD, dwg. no. 3.23 rev D; AS-Proposed-Section EE, dwg. no. 3.24 rev B; AS-Proposed-Section FF, dwg. no. 3.25 rev E; Proposed - D-B-01, dwg. 5.00; Proposed - D-G-01, W-G-01, W-G-02, dwg. no. 5.01; Proposed - D-G-02, dwg. no. 5.02; Proposed - D-1-01, D-1-02, dwg. no. 5.03; Proposed - D-(1, 2, 3)-03, D-2-01, D-2-02, dwg. no. 5.04; Proposed - D-3-01, D-3-02, dwg. no. 5.05; Proposed - D-B-02, dwg. no. 5.06; Proposed - Typical Lift Door Detail, dwg. no. 5.07; Proposed - External Lift Door Detail, dwg. no. 5.08 rev A; Proposed - W-G-03, W-3-01, W-3-02, dwg. no. 6.00; Proposed - W-G-04, dwg. no. 6.01; Proposed - Secondary Glazing - 1F, dwg. no. 6.02; Proposed - Secondary Glazing - 2F, dwg. no. 6.03; Proposed - Secondary Glazing - 3F, dwg. no. 6.04; Proposed W-1-01, dwg. no. 6.05; Proposed - Fire & Smoke Curtain, dwg. no. 7.00; Proposed - Fire & Smoke Curtain, dwg. no. 7.01; Proposed - Fire & Smoke Curtain, dwg. no. 7.02; Proposed - FCU Detail, dwg. no. 7.03; Proposed - FCU Detail, dwg. no. 7.04; Proposed - Riser 01 - B, dwg. no. 7.05; Proposed - Riser 01 - GF, dwg. no. 7.06; Proposed - Riser 01 - 1F, dwg. no. 7.07; Proposed - Riser 01 - Upper Floors, dwg. no. 7.08; Proposed - Riser 02 - B, dwg. no. 7.09; Proposed - Riser 02 - GF, dwg. no. 7.10; Proposed - Riser 02 - Upper Floors, dwg. no. 7.11; Proposed - Typical Joinery Details, dwg. no. 7.20; Proposed - Typical Joinery Details, dwg. no. 7.21; Proposed - Typical Joinery Details, dwg. no. 7.22; Proposed - Typical Joinery Details, dwg. no. 7.23; Proposed - Typical Joinery Details, dwg. no. 7.24; Proposed - Parapet Balustrade Details, dwg. no. 8.00; RCP - Proposed - Basement, dwg. no. 10.00; RCP - Proposed - Ground Floor, dwg. no. 10.01; RCP - Proposed - First Floor, dwg. no. 10.02; RCP - Proposed - Second Floor, dwg. no. 10.03; RCP - Proposed - Third Floor, dwg. no. 10.04; Non-Material Amendment Design & Access Statement - Addendum, dated 07/23, prepared by OMMX; Heritage Assessment, prepared by Alan Baxter Limited, dated December 2022; Design & Access Statement part 1 and part 2; Daylight and Sunlight letter; Heritage Statement; Planning Statement; Structural Report; 27563/PNA1 Rev 4 - Environmental Noise Survey and Plant Assessment Report.

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 2020/1426/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- AP-Demolition-Basement, dwg. no. 2.00 rev A; AP - Demolition - Ground Floor Plan, dwg. no. 2.01; AP-Demolition-First Floor, dwg. no. 2.02 rev A; AP - Demolition - Second Floor Plan, dwg. no. 2.03; AP - Demolition - Third Floor Plan, dwg. no. 2.04; AP-Demolition-Roof; dwg. no. 2.05 rev C; AE-Demolition-Elevation 01, dwg. no. 2.10 rev A; AE-Demolition-Elevation 02, dwg. no. 2.11 rev A; AE - Demolition - Elevation 03, dwg. no. 2.12 rev A; AE - Demolition - Elevation 04, dwg. no. 2.13; AS-Demolition-Section AA, dwg. no. 2.20 rev A; AS-Demolition-Section BB, dwg. no. 2.21 rev A; AS - Demolition - Section CC, dwg. no. 2.22; AS - Demolition - Section DD, dwg. no. 2.23; AS-Demolition-Section EE, dwg. no. 2.24 rev A; AS-Demolition-Section FF, dwg. no. 2.25 rev C; AP-Proposed-Basement Plan, dwg. no. 3.00 rev C; AP-Proposed-Ground Floor Plan, dwg. no. 3.01 rev B; AP-Proposed-First Floor Plan, dwg. no. 3.02 rev B; AP-Proposed-Second Floor Plan, dwg. no. 3.03 rev B; AP-Proposed-Third Floor Plan, dwg. no. 3.04 rev C; AP-Proposed-Roof Plan, dwg. no. 3.05 rev D; AE-Proposed-Elevation 01, dwg. no. 3.10 rev E; AE-Proposed-Elevation 02, dwg. no. 3.11 rev E; AE-Proposed-Elevation 03, dwg. no. 3.12 rev E; AE - Proposed - Elevation 04, dwg. no. 3.13 rev D; LE-Proposed-Location Elevation 01, dwg. no. 3.14 rev E; AS-Proposed-Section AA, dwg. no. 3.20 rev F; AS-Proposed-Section BB, dwg. no. 3.21 rev E; AS-Proposed-Section CC, dwg. no. 3.22 rev E; AS-Proposed-Section DD, dwg. no. 3.23 rev D; AS-Proposed-Section EE, dwg. no. 3.24 rev B; AS-Proposed-Section FF, dwg. no. 3.25 rev E; Proposed - D-B-01, dwg. 5.00; Proposed - D-G-01, W-G-01, W-G-02, dwg. no. 5.01; Proposed - D-G-02, dwg. no. 5.02; Proposed - D-1-01, D-1-02, dwg. no. 5.03; Proposed - D-(1, 2, 3)-03, D-2-01, D-2-02, dwg. no. 5.04; Proposed - D-3-01, D-3-02, dwg. no. 5.05; Proposed - D-B-02, dwg. no. 5.06; Proposed - Typical Lift Door Detail, dwg. no. 5.07; Proposed - External Lift Door Detail, dwg. no. 5.08 rev A; Proposed - W-G-03, W-3-01, W-3-02, dwg. no. 6.00; Proposed - W-G-04, dwg. no. 6.01; Proposed - Secondary Glazing - 1F, dwg. no. 6.02; Proposed - Secondary Glazing - 2F, dwg. no. 6.03; Proposed - Secondary Glazing - 3F, dwg. no. 6.04; Proposed W-1-01, dwg. no. 6.05; Proposed - Fire & Smoke Curtain, dwg. no. 7.00; Proposed - Fire & Smoke Curtain, dwg. no. 7.01; Proposed - Fire & Smoke Curtain, dwg. no. 7.02; Proposed - FCU Detail, dwg. no. 7.03; Proposed - FCU Detail, dwg. no. 7.04; Proposed - Riser 01 - B, dwg. no. 7.05; Proposed - Riser 01 - GF, dwg. no. 7.06; Proposed - Riser 01 - 1F, dwg. no. 7.07; Proposed - Riser 01 - Upper Floors, dwg. no. 7.08; Proposed - Riser 02 - B, dwg. no. 7.09; Proposed - Riser 02 - GF, dwg. no. 7.10; Proposed - Riser 02 - Upper Floors, dwg. no. 7.11; Proposed - Typical Joinery Details, dwg. no. 7.20; Proposed - Typical Joinery Details, dwg. no. 7.21; Proposed - Typical Joinery Details, dwg. no. 7.22; Proposed - Typical Joinery Details, dwg. no. 7.23; Proposed - Typical Joinery Details, dwg. no. 7.24; Proposed - Parapet Balustrade Details, dwg. no. 8.00; RCP - Proposed - Basement, dwg. no. 10.00; RCP - Proposed - Ground Floor, dwg. no. 10.01; RCP - Proposed - First Floor, dwg. no. 10.02; RCP - Proposed - Second Floor, dwg. no. 10.03; RCP - Proposed - Third Floor, dwg. no. 10.04; Non-Material Amendment Design & Access

Statement - Addendum, dated 07/23, prepared by OMMX; Heritage Assessment, prepared by Alan Baxter Limited, dated December 2022; Design & Access Statement part 1 and part 2; Daylight and Sunlight letter; Heritage Statement; Planning Statement; Structural Report; 27563/PNA1 Rev 4 - Environmental Noise Survey and Plant Assessment Report.

Informative(s):

1 Reasons for granting permission/consent-

Non-material amendment 2022/5625/P and associated listed building consent 2023/0834/L, granted 5/10/2023, contained incorrect references to various drawing numbers listed in condition 3 of the decision notice. This decision rectifies the incorrect references to drawing numbers made in the decision notice for 2022/5625/P.

The proposals are acceptable for the same reasons for granting consent as outlined under decision notice reference 2022/5625/P, granted 5/10/2023.

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 13/05/2021 under reference number 2020/1426/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



Daniel Pope
Chief Planning Officer

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