

Application ref: 2024/0040/P
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Date: 7 March 2024

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Turley
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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:

31-37 Whitfield Street
London
W1T 2SF

Proposal: Amendments to planning permission 2022/5256/P, which itself was an amendment to permission 2020/3798/P dated 29/10/2020 and 2019/6274/P dated 06/03/2020 (for External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level), namely to install a secondary inner gate within the private demise of the site

Drawing Nos: Design & Access Statement December 2023 Rev-00, Planning Cover Letter 22 december 2023 Ref: STOL3004, PL_900 rev PL1 dated 21.12.23, PL_901 rev PL1 dated 21.12.23, PL_902 rev PL1 dated 21.12.23, 00_100 dated 21.11.22, PL_500 rev 00 dated 21.12.23.

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 2020/3798/P, which was an amendment to permission 2019/6274/P dated 06/03/2020 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: The development hereby permitted shall be carried out in accordance with the following approved plans: A 1496 GA 1000, A 1496 GA 1001, A 1496 GA 1002, A 1496 GA 1003, A 1496 GA 1004, A 1496 GA 1005, A 1496 GA 1010, A 1496 GA 1099, A 1496 GA 1100, A 1496 GA 1102, A 1496 GA 1101, A 1496 GA 1150, A 1496 GA 1151, A 1496 GA 1152, A 1496 GA 1152, A 1496 GA 1200, A 1496 GA 2099 A, A 1496 GA 2150 A, A 1496 GA 2151 A, A 1496 GA 2152 A, 5447_00_500, 5447_00_501, 5447_00_099, 5447_00_100, 5447_00_101, 5447_00_102, 5447_00_103, 5447_00_104, 5447_00_105, 5447_00_106, 5447_00_200, 5447_00_201, 5447_00_202, 5447_00_300, 5447_PL_900 rev PL1 dated 21.12.23, 5447_PL_901 rev PL1 dated 21.12.23, 5447_PL_902 rev PL1 dated 21.12.23.

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

Informative(s):

1 Reason for granting approval-

The current proposals seek to make an amendment to the approved development, namely to install a secondary inner gate within the private demise of the site.

The proposed gate will be accommodated within the previously consented "Goalpost" portal frames. The previously consented "goalpost" is 3m tall. This does not benefit from deemed consent as set out in Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) as it exceeds the threshold of 2m in height.

The proposed design and materiality are considered to respect the architectural character of the host building as well as the approved. The proposed secondary gate is internal, within the private demise of the site and not visible from the public realm and therefore would have a negligible impact upon character and appearance of the Conservation Area, host building and the visual amenity of the neighbouring residential properties.

Additionally, the gate would not restrict any further public access into the site, with the approved gate at the entry off Charlotte Street controlling access into the passageway. The secondary gate would act as a second layer of security to the offices.

Overall, the proposed secondary gate will follow the same design principles as per the approved scheme and when considered in the context of the wider planning permission, the extent and scale of change proposed can be considered non-material.

The proposal would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue

of the previous approval granted under permissions 2022/5256/P, which was an amendment to permission 2020/3798/P dated 29/10/2020 and 2019/6274/P dated 06/03/2020. The proposed amendment is considered to be minor and non-material in the context of the original scheme and does 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 shall only be read in the context of the substantive permission 2022/5256/P, which was an amendment to permission 2020/3798/P dated 29/10/2020 and 2019/6274/P dated 06/03/2020, 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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