

Application ref: 2023/5307/P
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Date: 5 April 2024

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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:

**78 New Oxford Street
London
WC1A 1HB**

Proposal: Non-material amendment to planning permission ref. 2023/1462/P dated 07/07/2023 (for: Erection of new roof extension, louvred enclosure and pergola, installation of glazed balustrades and increased parapet height to create roof terrace) namely; change in colour of extension and pergola from black to bronze and change of railings from glazed balustrades to metal

Drawing Nos: Superseded Plans:

155-GTH-01-ZZ-DR-A-41225 P1 REV A, 155-GTH-01-ZZ-DR-A-41226 P1 REV A, 155-GTH-01-ZZ-DR-A-41227-P1 REV A, 155-GTH-01-ZZ-DR-A-41228-P1 REV A

Proposed Plans:

155-GTH-01-ZZ-DR-A-41225 P1 REV C, 155-GTH-01-ZZ-DR-A-41226 P1 REV C, 155-GTH-01-ZZ-DR-A-41227-P1 REV C, 155-GTH-01-ZZ-DR-A-41228-P1 REV 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 2023/1462/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

Site Location Plan 155-GTH-01-ZZ-DR-A-41220 P1 Rev A, 155-GTH-01-ZZ-DR-A-41221 P1 Rev A, 155-GTH-01-ZZ-DR-A-41222 P1 Rev A, 155-GTH-01-ZZ-DR-A-41223 P1 Rev A, 155-GTH-01-ZZ-DR-A-41224 P1 Rev A, 155-GTH-01-ZZ-DR-A-41225 P1 Rev C, 155-GTH-01-ZZ-DR-A-41226 P1 Rev C, 155-GTH-01-ZZ-DR-A-41227 P1 Rev C, 155-GTH-01-ZZ-DR-A-41228 P1 Rev C, Design and Access Statement Rev A

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

Informative(s):

1 Reason for granting approval:

This application seeks amendments which are contained at the upper levels of the host building. The louvre enclosure would now be finished in bronze which would be sympathetic to the finishes approved on the rest of the building. The approved black metal pergola would also now be finished in bronze which is acceptable. The approved glazed balustrades would now be bronze metal railings which would be more appropriate to both the host building and wider conservation area.

There would be no difference in scale and massing to the approved scheme and as such there would be no amenity impacts.

The amendments would be appropriate to the building and are considered to be non-material when read against the context of the application site.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 07/07/2023 under ref 2023/1462/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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 07/07/2023 under reference number 2023/1462/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 2023.

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