

Application ref: 2024/1669/P
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Anna Collingwood-Smith
One Fitzroy Place
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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:

237-247 Tottenham Court Road W1T 7HH;

3 Bayley Street WC1B 3HA;

1 Morwell Street WC1B 3AR;

2-3 Morwell Street WC1B 3AR; and

4 Morwell Street London W1T 7QT

Proposal: Non-material amendments to planning permission ref. 2023/1155/P dated 05/07/2023 for 'Variation of condition 2 (approved drawings) of planning permission ref 2020/3583/P dated 30/07/2021 (for the 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), namely to include alterations to plant and plant enclosures, changes to cores and lift overruns for fire safety, increase in area of green roof and PV panels, and new escape gate, all at roof level' approved; NAMELY: omission of metal balustrade at roof level on Morwell Street elevation and changes to inset balconies on levels 01 to 03 on Morwell Street elevation.

Drawing Nos: NMA Design Statement - File Note prepared by StudioPDP dated 03.04.24; TCR-PDP-ZZ-ZZ-DR-A-03102 P01; NMA Summary Drawings with Morwell Street Elevation Comparison (11 pages); Cover letter prepared by Gerald Eve dated 24 April 2024; Site location plan ST-PR-01-003-A; Recessed Balconies Level 01-02 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03501 P01; Recessed Balconies Level 03 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03500 P01; TCR-PDP-

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 2023/1155/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-ST-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 C, 4486-ST-PR-02-107 C, 4486-PR-ST-03-100-C, 4486-PR-ST-03-101-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, Recessed Balconies Level 01-02 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03501 P01; Recessed Balconies Level 03 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03500 P01; TCR-PDP-ZZ-ZZ-DR-A-03102 P01

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

Informative(s):

1 Reason for granting permission

The changes to the three inset balconies on Morwell Street include the following: dropped metal ceiling to cover the thermal insulation required for balconies to residential units; window system height to match adjacent window and to suit internal ceiling height; and balustrade set back from the façade rather than being in line with it.

The approved planning drawings did not explicitly include the notation of a metal ceiling within the inset balconies. However, the soffit needs to step down to cover the required depth of thermal insulation. This would have minimal impact on the face of the elevation as it is set back from the principal facade line and the colour of the ceiling where adjacent to the brick pier, at the front of the elevation, would match in with this element.

The original design depicted the balcony balustrade aligned with the façade line. However, this approach posed technical challenges, potentially causing breakage of the brick cladding due to fixings. Consequently, the balustrade for these 3 inset balconies would be affixed to a structural upstand set back from the façade line. This change would also have minimal impact on this elevation.

There is no objection to the omission of the metal balustrade from roof level of the Morwell Street elevation.

The proposed changes have been reviewed by an Urban Design officer and are considered acceptable. Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of the erection of a 6-storey mixed use office led development including flexible uses at ground floor and residential floorspace.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. 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 its appearance, impact on streetscene or impact on neighbour amenities. 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.

- 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 05/07/2023 under reference number 2023/1155/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



Daniel Pope
Chief Planning Officer

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