

Application ref: 2024/5095/P
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Anna Collingwood-smith
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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: erection of 5th floor screen to elevation abutting 248-250 Tottenham Court Road and change to materials of shared entrance from back-painted glass to metal panel (Morwell Street elevation).

Drawing Nos: Site location plan; Cover letter prepared by Gerald Eve dated 20 November 2024; Shared Access Entrance Update prepared by Kier Group dated 30/09/24; Level 5 Terrace Screen prepared by Kier Group dated 30/09/24; TCR-PDP-ZZ-ZZ-DR-A-03102 P02; TCR-PDP-ZZ-ZZ-DR-A-03100 P01; TCR-PDP-ZZ-ZZ-DR-A-31306 P01; TCR-PDP-ZZ-ZZ-DR-A-03600 P01

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-03-101-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 P02; TCR-PDP-ZZ-ZZ-DR-A-03100 P01; TCR-PDP-ZZ-ZZ-DR-A-31306 P01; TCR-PDP-ZZ-ZZ-DR-A-03600 P01

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

Informative(s):

1 Reason for granting permission

The northern elevation of the neighbouring building, 248-250 Tottenham Court Road, was originally hidden by the pre-existing building at the application site and therefore has an unfinished appearance. The proposed metal framed screen would be positioned above the 5th floor terrace coping and would provide an improved appearance to this northern elevation as well as a weatherproofing solution for the party wall. The screen would be a minimal addition, utilising materials that match the proposals and complement the adjacent colour, ensuring a seamless blend with the surrounding environment.

The desired corner details at the shared entrance on Morewell Street cannot be achieved using the approved back-painted glass panel. Therefore, the application seeks to replace the back-painted glass with a metal sandwich panel similar to those around the residential entrance. The proposed change is consistent with the design approach for this element of the building.

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a 6 storey building for office and residential use with flexible uses at ground and basement.

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 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer

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