



Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

For the Attention of: Josh Lawlor

Our ref: GBR/KVA/BNEA/U0023627

Your ref: PP- 13756522

11 March 2025

Dear Sir,

55 Tottenham Court Road and 16-24 Whitfield Street, London, W1T 2EL & W1T 2RA
Minor Material Amendment Application to Planning Permission Reference 2023/3808/P dated 05 June 2024
Town and Country Planning Act 1990 (As Amended)

We write on behalf of our client, Mayhunt Properties Limited ('the Applicant'), to enclose for your attention and consideration an application to make a minor material amendments to planning permission (ref. 2023/3808/P, dated 05 June 2024) at 5 Tottenham Court Road and 16-24 Whitfield Street, London, W1T 2EL & W1T 2RA.

Background

On 05 June 2024, planning permission was granted (ref. 2023/3808/P) for:

“Change of use of existing British Transport Police station and offices (Sui Generis) to Offices within (Class E), including removal of basement car parking, ramp and vehicle dock; extensions at first, second, third and fourth floors to provide additional office (Class E) floorspace; new replacement façades at Whitfield Street and Tottenham Court Road elevations; partial new replacement facades at north and south elevations; rooftop plant equipment, PV panels and green roof; external amenity areas at first, second, third and fourth floors; and associated external alterations.”

Proposals

Halebrown Architects, as project architects, has prepared the attached design pack, which summarises the key changes against the permitted position. The changes can be summarised as follows:

- Replacing glazing with louvres on the first floor of the Tottenham Court Road façade
- Relocation of Louvres and cowls

Each of these changes are summarised in further detail below.

1. Replacing glazing with louvres on the first floor of the Tottenham Court Road and Kirkman Place façades

The existing louvres on the Tottenham Court Road frontage are at first-floor level due to the location of internal plant at this level. The original intention, as permitted, was to relocate this equipment to the newly formed roof plant enclosure. However, for a period of time it is required to retain this equipment within the building. While the applicant continues to seek a solution on this, the louvres are required in the interim to meet the plants ventilation requirements.

These proposals seek that the louvres are to be incorporated into the proposed new window frames, allowing them to be easily replaced with windows once the equipment is relocated onto the main roof plant.

2. Relocation of Louvres and cowls on the Kirkman Place elevation

The louvres and cowls have been relocated on the Kirkman Place elevation following MEP design coordination. As this adjustment is located on a side elevation, with the louvres recessed from the main façade and the cowls situated on a pitched roof, the visual impact from Tottenham Court Road remains minimal.

Therefore, a Minor Material Amendment is sought for the following:

“Proposed Minor Material Amendments including: replacing glazing with louvres on the first floor of the Tottenham Court Road façade; relocation of Louvres and cowls, and amendment to Condition 2, to the development approved under planning permission 2023/3808/P dated 05/06/2024.”

Drawings for Substitution and Approval

As part of this Minor material amendment application, the existing “as approved” drawings have been submitted alongside a set of proposed drawings.

A summary of the drawings we request approval for is included in the below Table.

Drawing Title	Existing ‘As Approved’ Drawing No.	Proposed Drawing No. (i.e. for substitution and approval)
Tottenham Court Road Elevation	430(GA)200 PL1	430(GA)210 PL1
Southeast Elevation	430(GA)201 PL1	430(GA)211 PL1

The substitution of the above drawings would require the wording of condition 2 to be amended to reflect the updated drawing numbers. The existing wording of condition 2 of planning permission ref. 2023/3808/P, as well as the suggested updated wording can be found at Appendix A of this letter.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, we hereby enclose the following documentation:

- Completed Application Form; and
- Design Amendments Pack, prepared by Halebrown Architects
- Approved and Proposed elevation drawings, prepared by Halebrown Architects

Summary



We look forward to confirmation of the registration and subsequent validation of this application. In the meantime, should you have any queries, please do not hesitate to contact Gary Brook [REDACTED] or Belinda Neilson [REDACTED] of this office.

Yours faithfully,

[REDACTED]

k

[REDACTED]

s above via the Planning Portal

Appendix A – Condition 2 Existing and Proposed Wording

Condition 2 of planning permission ref. 2023/3808/P currently states:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Drawings

30(EX)001 PL1, 430(EX)099 PL1, 430(EX)100 PL1, 430(EX)101 PL1, 430(EX)102 PL1, 430(EX)103 PL1, 430(EX)104 PL1, 430(EX)200 PL1, 430(EX)201 PL1, 430(EX)202 PL1, 430(EX)203 PL1, 430(EX)301 PL1, 430(EX)302 PL1, 430(EX)303 PL1, 430(EX)304 PL1

Demolition Drawings

430(DE)099 PL1, 430(DE)100 PL1, 430(DE)101 PL1, 430(DE)102 PL1, 430(DE)103 PL1, 430(DE)104 PL1, 430(DE)200 PL1, 430(DE)201 PL1, 430(DE)202 PL1, 430(DE)203 PL1

Proposed Drawings

430(GA)099 PL1, 430(GA)100 PL1, 430(GA)101 PL1, 430(GA)102 PL1, 430(GA)103 PL1, 430(GA)104 PL1, 430(GA)105 PL2, 430(GA)200 PL1, 430(GA)201 PL1, 430(GA)202 PL1, 430(GA)203 PL1, 430(GA)301 PL1, 430(GA)302 PL1, 430(GA)303 PL1, 430(GA)304 PL2, 430(ExDT)200 PL1, 430(ExDT)201 PL1, 430(ExDT)202 PL1

Documents

Planning Application Form, prepared by Gerald Eve LLP; Planning Statement, prepared by Gerald Eve LLP; Site Location Plan, prepared by HaleBrown Architects; Existing, Demolition and Proposed Plans, Sections and Elevations, prepared by HaleBrown Architects (including 1:20 drawings); Design and Access Statement (including servicing), prepared by HaleBrown Architects; Townscape, Heritage and Visual Impact Assessment, prepared by JL Heritage and included within the Design and Access Statement; Daylight and Sunlight Assessment, prepared by GIA; Energy and Sustainability Statement (including BREEAM pre-assessment), prepared by TPS; Financial Viability Assessment, prepared by Gerald Eve LLP; Noise Impact Assessment, prepared by Venta Acoustics; Statement of Community Involvement, prepared by Kanda; Highways Note, October 2023.”

The proposed wording of condition 2 is as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents:

Existing Drawings

30(EX)001 PL1, 430(EX)099 PL1, 430(EX)100 PL1, 430(EX)101 PL1, 430(EX)102 PL1, 430(EX)103 PL1, 430(EX)104 PL1, 430(EX)200 PL1, 430(EX)201 PL1, 430(EX)202 PL1, 430(EX)203 PL1, 430(EX)301 PL1, 430(EX)302 PL1, 430(EX)303 PL1, 430(EX)304 PL1

Demolition Drawings

430(DE)099 PL1, 430(DE)100 PL1, 430(DE)101 PL1, 430(DE)102 PL1, 430(DE)103 PL1, 430(DE)104 PL1, 430(DE)200 PL1, 430(DE)201 PL1, 430(DE)202 PL1, 430(DE)203 PL1

Proposed Drawings

430(GA)099 PL1, 430(GA)100 PL1, 430(GA)101 PL1, 430(GA)102 PL1, 430(GA)103 PL1, 430(GA)104 PL1, 430(GA)105 PL2, 430(GA)210 PL1, 430(GA)211 PL1, 430(GA)202 PL1, 430(GA)203 PL1, 430(GA)301 PL1, 430(GA)302 PL1, 430(GA)303 PL1, 430(GA)304 PL2, 430(ExDT)200 PL1, 430(ExDT)201 PL1, 430(ExDT)202 PL1

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