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Dear Sir/Madam

**Application for Minor Material Amendments  
61-62 Tottenham Court Road and 1-7 Goodge Street, W1T**

We seek your approval in respect of alterations proposed at the above property which differ from those shown on approved drawings.

Planning permission was allowed on appeal (PINS Ref: APP/X5210/A/12/2177819) on 6 December 2012 (Your Ref: 2011/1821/P) for:

*Erection of a five storey building plus basement at 5-7 Goodge Street and rebuilding to five storeys plus basement at 62-63 Tottenham Court Road and 1-3 Goodge Street (including mansard roof), following part/complete demolition of existing buildings, all in association with the provision of retail space at ground floor level and 8 additional residential units (9 in total) to upper floors (Classes A1/C3)*

Conservation Area Consent for demolition relating to this development was also allowed on appeal (PINS Ref: APP/X5210/E/12/2177813) on the same date (Your Ref: 2011/1837/C).

Following the discharge of pre-commencement conditions and provision of all pre-commencement planning obligations, the planning permission has been implemented and the development commenced.

The applicant, Goodge St (Tottenham Court Road) LLP, now seeks to make a small number of external alterations that are considered to be minor material amendments to the scheme as previously approved. The proposed alterations are set out below.

A number of the proposed amendments were discussed with Jenna Litherland and Charlie Rose of the Council as part of formal pre-application discussions in June 2013 (Ref: 2013/2933/PRE).

There have also been further informal discussions with Ms Litherland and Mr Rose more recently, focused predominantly upon the requirements for a replacement facade to 1-3 Goodge Street.

**Proposed Minor Material Amendments**

It is proposed to complete the following amendments:

- 1) Alterations to the approved basement layout, including relocation of the approved cycle storage area and re-provision of the waste and recycling store from ground floor level;**

- 2) **Changes to the height of the existing extract duct from the rear of the existing retail unit at 62 Tottenham Court Road;**
- 3) **Removal of a small window from the rear elevation of the communal residential stair;**
- 4) **Repositioning of the rear windows adjacent to No. 9 Goodge Street;**
- 5) **Alterations to the approved roofline and plant screening;**
- 6) **Minor amendments to the elevation of No. 7 Goodge Street; and**
- 7) **Erection of a replacement front facade at 1-3 Goodge Street on a like-for-like basis relative to the previously retained facade.**

In accordance with the re-issued guidance entitled 'Greater Flexibility for Planning Permissions' the recommended route for dealing with minor material amendments after permission has been granted is through a S.73 application, which allows changes to conditions.

The guidance advises that an application for minor material amendments can be made through a S.73 application to change a condition listing approved plans. The guidance advises that local authorities should impose a condition listing approved plans on permissions as it would facilitate the use of S.73 to make minor material amendments.

As such, please find enclosed the following;

- A copy of the appropriate application forms with necessary certificates;
- A copy of the decision notice for planning permission reference: 2011/1821/P (PINS Ref: APP/X5210/A/12/2177819), to which these amendments relate;
- Copies of relevant approved drawings from application reference: 2011/1821/P (PINS Ref: APP/X5210/A/12/2177819), as set out below;
- Copies of relevant replacement drawings which demonstrate the proposed amendments, as set out below;
- A schedule of all drawings submitted; and
- Supporting statements prepared by Rolfe Judd outlining the proposed alterations.

An application fee cheque of £195 made payable to 'London Borough of Camden' will be sent separately.

### **Proposed Alterations**

Condition 2 of approved planning permission reference: 2011/1821/P (PINS Ref: APP/X5210/A/12/2177819) states that:

*The development hereby permitted shall be carried out in accordance with the drawings numbered 4840/T(10) E01 A; E02 A; E04 A;E05 A;P00 A; P0-1A; P01 A; P02 A; P03 A;P04 A; S02 A; 4840/T(20) E01 E; E02 F; E03 C; E04 D; E05 C; D01 B; D02 B; P-1 D; P00 F; P01 E; P02 E; P03 E; P04 F; P05 E; P101 B; S02 A; 4840/T(11) P0-1 A; P00 A; P01 A; P02 A and P03 A.*

As such, it is proposed to amend Condition 2 in order to replace those drawings that reflect the changes that have been proposed to the approved scheme.

These are minor alterations that will not alter the principle of the approved development. The general layout and form of the building will remain almost identical to that previously approved.

The rebuilding of the facade to 1-3 Goodge Street is a necessity following the requirement to demolish this in December 2013 due to it being structurally unsound and a potential danger to both workers on-site and the general public in Goodge Street itself.

Particular care has been taken to ensure that this facade and its shopfront and rebuilt to reflect the original wall as far as is possible. Although the condition of the existing bricks was extremely poor, a sample was retained to ensure that the brick chosen for the new wall can be matched appropriately.

The same is the case for the shopfront itself. A detailed assessment of the shopfront has previously taken place and elements of the shopfront were retained wherever possible before the demolition took place. It is intended that, where possible, these retained elements will be reused within the new facade or alternatively used as guide for new elements that will directly replicate their appearance.

I trust that all is in order and would be grateful for a response at your earliest convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nigel Dexter". The signature is written in a cursive, slightly stylized font.

Nigel Dexter  
Planner