

Delegated Report		Expiry Date:	15/08/2013
		Application Number(s)	2013/4497/P
Officer	Application Address		
Gavin Sexton	Central Cross 18-30 Tottenham Court Road, 1 & 2 Stephen Street and 25 Gresse Street, London W1T		
Proposal(s)			
Non material amendments to planning permission ref: 2011/1069/P dated 22/09/2011 for the alterations at ground floor level, including extension to entrance lobby on Stephen Street, recladding of Stephen Street tunnel and associated works (abbrev.) as previously amended by permission ref:2011/6044/P (dated 23rd Dec 2011) and permission ref: 2012/6333/P (dated 18th dec 2012). Amendments relate to replacement of windows with louvres at first floor level.			
Recommendation(s):	Grant non material amendments		
Application Type:	Non Material Amendments		
Site Description			
<p>The application site stretches from the western side of Tottenham Court Road to Gresse Street at its western side. It is a substantial site and is intersected by Stephen Street. A narrow cul-de-sac, Stephen Mews, branches off Stephen Street on the northern side.</p> <p>The site comprises a number of blocks built as a single development in the 1960s. These range in height from 5 to 14 storeys with two levels of basement. A podium level covers at the southern part of the site and connects the building on Tottenham Court Road to the building to the rear.</p> <p>The property is not listed and is not located within a conservation area but is located between the boundaries of the Bloomsbury and Charlotte Street Conservation Areas.</p>			
Relevant History			
<p>In Dec 2012 permission (2012/6333/P) was granted for <i>“Non-material amendment to planning permission dated 22/09/11 (Ref: 2011/1069/P) [for alterations at ground floor level, including extension to entrance lobby on Stephen Street, alterations to Gresse Street entrance, recladding of Stephen Street tunnel (including lighting), installation of canopy feature, installation of green roof, reconfiguration of rear loading/deliveries yard and associated works all in connection with existing office use (Class B1)] namely: alterations to design of Stephen Street entrance.”</i></p> <p>In September 2011 permission was <u>granted</u> (2011/1069/P) for phase 1 of proposals for the site. This involved <i>“Alterations at ground floor level, including extension to entrance lobby on Stephen Street (including removal of vehicle drop off facility), alterations to Gresse Street entrance, recladding of Stephen Street tunnel (including lighting), installation of canopy feature, installation of green roof, reconfiguration of rear loading/deliveries yard and associated works all in connection with existing office use (Class B1).”</i> This permission is currently being implemented.</p> <p>In December 2011 permission was <u>granted</u> (2011/5552/P) for <i>“Alterations to front facade at ground floor level, including extension to entrance lobby on Stephen Street, recladding of frontage and entrance to tunnel on Stephen Mews and associated works in connection with existing office use (Class B1).”</i></p>			

Relevant policies

N/A

Assessment

The proposed changes are for amendments to 6 windows to insert ventilation louvers.

1. Upper section (0.6sqm each) of two windows on the main rear elevation at first floor level facing Stephen Street.
2. Two windows on south side elevation (2.3sqm and 1.5sqm) facing over the underpass/tunnel at first floor.
3. Two windows on north side elevation (2.3sqm and 1.5sqm) facing over the service bay to the rear.

The frontage on Stephen Street is approx 80m long and the proposals would be barely discernible from the street. They would not result in a material change to the overall appearance of the building. The use of glazing at first floor would still predominate. The alterations would not have any impact on the amenity of neighbours.

The changes are considered to be non material.

Recommendation: Grant non material amendments

As work has commenced on site a deed of variation to the s106 attached to the original permission is not required.