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Dear Sirs,

**MINOR AMENDMENT APPLICATION  
13 GOODGE STREET LONDON W1T 2PG**

We write on behalf of our client, to submit a Minor Amendment Application for retrospective minor alterations to the shop front of the above property.

We can confirm that the application comprises the following documents:

- Completed application forms and certificates duly signed;
- Drawing Ref: 4988/T(10) E01-1 Rev 1 - 'Original Elevation';
- Drawing Ref: 4988/T(20) E01-1 Rev 5 - 'Approved Elevation';
- Drawing Ref: 4988/T(20) E01-1 Rev 6 - 'As Built Elevation', and;
- Drawing Ref: 4988/T(20) P00-1 Rev 11 - 'As Built Ground Floor Plan'.

Please note we have confirmed that this Minor Material Amendment Application is necessary for the proposed changes with David Glasgow and Charles Rose of Westminster City Council.

The application site is a retail unit, located on Goodge Street. The surrounding area consists mainly of similar use classes, including A1, and A3. This proposal only relates to the front elevation of the building at ground floor level.

The original application and subsequent consent was granted on 27 September 2011 Reference: 2011/3485/P for:

*"Alterations to shopfront and retention of raised roof to existing rear extension"*

This application proposes to amend the shopfront approved under Planning Permission: 2011/3485/P, at 13 Goodge Street. The approved shopfront elevation can be found within:

- Drawing Reference: 4988/T(20) E01-1 Rev 5

Please note we are proposing to supersede the above approved drawing with Drawing Reference: 4988/T(20) E01-1 Rev 6.

Drawing Reference: 4988/T(20) E01-1 Rev 6 includes the following minor alterations:

- Reduced Timber Cladding Panels, and;



- A high quality Frosted Glass Door, with frame to match the existing shopfront.

The proposed minor amendments are of a higher quality and more successful design appearance than the approved elevation because of the following reasons:

- The proposed shopfront did not replace a historic shopfront, and therefore a high quality more contemporary approach is appropriate rather than pastiche which results in quite a heavy appearance;
- The height of the stall-risers are more in-line with those at the adjoining property of 11 Goodge Street;
- The incorporation of the frosted glass element to the residential door will be visually appealing and will allow light to reach the residential entrance, which will improve safety;
- The use of aluminium for the stall risers and frame will help to manage graffiti, and will prevent the problem of rats biting through the stall risers, which will also improve safety.

Policy CS14 of the Camden Core Strategy 2010 promotes development of the highest standard of design, that respects local context and character. The supporting text offers guidance on the 'Excellence in design', which states development schemes should improve the quality of buildings, landscaping and the street environment.

Policy CS17 of the Camden Core Strategy 2010 provides guidance on making Camden a safer place. The policy states that organisations take responsibility for reducing the opportunities for crime through effective management and design. This is reflected within the high quality design of the frosted glass, and the graffiti deterrent stall risers and frame.

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.

The proposed alterations are considered to fall within the definition of 'minor material amendment' as put forward within the guidance. This states that; "*A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved*".

As noted above, Government guidance recommends that such amendments are agreed via the substituting of drawings under a condition (in this case condition 3 of Planning Permission: 2011/3485/P) which requires the development to be built in accordance with the approved drawings.

Therefore please find enclosed an application for the variation of condition 3 of Planning Permission: 2011/3485/P dated 27 September 2011.

Condition 3 of the existing consent states the following;

*"The development hereby permitted shall be carried out in accordance with the following approved plans 4988/T (10) E01-1 Rev 1; 4988/T(20) E01-1 Rev 5; 4988/T(10) P-1-1 Rev 2; 4988/T(20) P-1-1 Rev 5; 4988/T(10)P001 Rev 3; 4988/T(20) P00-1 Rev 8; 4988/T(SK) 08 Rev 1; 4988/T(SK) 11 Rev 1; 4988/T(SK) 10 Rev 1."*



It is now requested that the condition is altered further in order to include the drawings which show the additional modifications set out in this letter.

Therefore, it is now suggested that condition 3 be varied as follows:

*"The development hereby permitted shall be carried out in accordance with the following approved plans 4988/T (10) E01-1 Rev 1; **4988/T(20) E01-1 Rev 6**; 4988/T(10) P-1-1 Rev 2; 4988/T(20) P-1-1 Rev 5; 4988/T(10)P001 Rev 3; **4988/T(20) P00-1 Rev 11**; 4988/T(SK) 08 Rev 1; 4988/T(SK) 11 Rev 1; 4988/T(SK) 10 Rev 1."*

We trust that the above information provides sufficient information to consider and respectfully approve the application. However, if you do require any further information or clarification please do not hesitate to contact me at these offices.

We look forward to hearing from you at your earliest convenience.

Yours faithfully

**Rosalind Gall**  
**Senior Planner**  
**Savills – Incorporating The London Planning Practice Ltd**