

Delegated Report		Analysis sheet		Expiry Date:		04/01/2012	
		N/A		Consultation Expiry Date:		N/a	
Officer				Application Number			
John Sheehy				2011/6044/P			
Application Address				Drawing Numbers			
Central Cross 18-30 Tottenham Court Road, 1 & 2 Stephen Street and 25 Gresse Street, London W1T				Refer top draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Amendment to planning permission granted on 22/09/11 (ref: 2011/1069/P) for the 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) namely, alterations to ground floor facades including remodelling of residential entrance on Gresse Street, extension of entrance canopy, and addition of rooflights to extension.							
Recommendation:		Grant					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0	
Summary of consultation responses:	N/a						
CAAC/Local groups comments:	N/a						
Site Description							
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.							
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.							
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.							
Relevant History							
<u>Original permission</u>							
September 2011 Planning permission granted for 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).							
Relevant policies							
N/a							

Assessment

Proposal permission is sought to make a non-material amendment to the approved scheme to include the following;

- Alterations to the glazing and fenestration:
 - along the Stephen Street Frontage involving changing balance of solid and void to allow for a greater proportion of clear glazing and reduction in metal mesh;
 - along the Gresse Street Frontage to replace fully solid mesh opening with part-solid mesh window opening;
- Alterations to podium roof:
 - changing layout of approved rooflight above lobby area by insertion of a projecting rooflight in place of flat rooflights;
 - insertion of new circular rooflights to flat roof; and
 - reduction in area of green roof (by circa one quarter).

Findings

These amendments would have not have a significant material impact on the appearance of the building, the streetscene or the amenity of neighbours or occupiers and is not significant enough to be considered a material amendment within the context of the overall scheme.

Recommendation – Grant non-material amendment.

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