



**GERALDEVE**

Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
www.geraldeve.com

**FAO: Gavin Sexton**

30 June 2014

**Our ref: NTH/JCW/HBR/J6214**

**Your ref:**

Dear Sir

**Central Cross, 1 Stephen Street, 18-30 Tottenham Court Road, 24 & 25 Gresse Street  
Section 96A, Town and Country Planning Act 1990 (as amended)  
Non-material amendment to planning permission**

We are writing on behalf of our client, Derwent Central Cross Limited (part of the Derwent London Group) to submit an application for the approval of non-material changes to the permitted development at 18-30 Tottenham Court Road, 1 Stephen Street and 2 Stephen Street, planning permission 2012/2232/P dated 30 January 2013 as amended by planning permission 2013/3929/P dated 23 September 2013.

Since the original application in 2012 and future amendment permitted in September 2013, it has come to our attention that a wall we were intending to remove, to allow space to the rear of Unit G to be incorporated in Unit H, is in fact a structural wall. We have provided a photo which shows how we have come to this decision (the sheer wall is the one located left of the man in yellow). The Structural Engineer's assessment provided that the wall appears to be one of two main shear walls providing stability to the building in the E-W direction. For this reason, we do not consider that this wall can be cut back to achieve this opening, and incorporated into Unit H as planned.

Rather than leave this space entirely inaccessible, this proposal adds the space to Unit G, increasing the size of the unit from 117sqm to 140sqm (+23sqm) and reducing the size of Unit H from 295sqm to 272sqm (-23sqm). The removal of this structural wall would be detrimental to the structure of the building and we therefore consider this amendment unavoidable.

In addition to this, this amendment provides the opportunity to amend condition 11 of the original permission which remains un-amended following the s73 application (ref. 2013/3929/P) of September 2013.

Currently Condition 11 is worded as following:

**"The retail units marked Unit A, B and G on the approved drawings PL\_102 shall not be combined with adjacent units to form larger units."**

Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470) and is regulated by RICS. The term partner is used to refer to a member of Gerald Eve LLP or an employee or consultant with equivalent standing and qualifications. A list of members and non-members who are designated as partners is open to inspection at our registered office; 72 Welbeck Street, London W1G 0AY and on our website.





We suggest that the condition is amended as follows, to reflect the correct unit numbers for the amendment application:

**“The retail units marked Unit E, F and G on the approved drawings PL\_102 Rev. C shall not be combined with adjacent units to form larger units.”**

This would reflect the Council's intention, on imposing the condition, to sure that the small units proposed are not subsequently amalgamated.

S96a of the Town and Country Planning Act 1990 specifically provides for a planning condition to be changed as part of a non-material amendment application. We consider this change would be non-material as it would simply bring the condition into line with the configuration of the approved scheme.

Both the alteration to the sizes of Unit G and H and the amendment to condition 11 have been agreed with Gavin Sexton of London Borough of Camden prior to submission.

Accordingly, we enclose four copies of the following information:

- Completed planning application forms;
- Site location plan reference 1917.PL.001, showing the application site outlined in red and the adjacent area owned by the applicant outlined in blue; and
- Proposed 1917\_PL\_102\_A Rev H, to replace drawing 1917\_PL\_102\_A Rev C – as originally submitted.

We also enclose a cheque for £195, payable to the London Borough of Camden, this being the requisite planning application fee.

We look forward to receiving confirmation of validation of the application. However, in the meantime, if you would like to discuss this further, please contact James Wickham or Hannah Bryant of this office.

Yours faithfully

Gerald Eve LLP

jwickham@geraldeve.com  
Direct tel. 020 7333 6353