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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.

The submission of this Minor Material Amendment application follows the refusal of the application Ref: 2014/0831/P. This earlier application included the erection of a replacement front facade at 1-3 Goodge Street on a like-for-like basis relative to the previously retained facade.

This current Minor Material Amendment submission no longer includes the replacement facade to 1-3 Goodge Street and seeks to gain approval only for the other amendments sought in the previous application.

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, as well as comments on these amendments made within the officer's report that supported the previous decision (Ref: 2014/0831/P).

## 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; and**
- 6) **Minor amendments to the elevation of No. 7 Goodge Street;**

In accordance with the NPPG section 'Flexible options 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 statement 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.

These amendments were proposed under the previous application (Ref: 2014/0831/P) that was refused. This earlier application also included the erection of a replacement front facade at 1-3 Goodge Street on a like-for-like basis relative to the previously retained facade. It was this element of the proposed alterations that resulted in that MMA being refused.

This current Minor Material Amendment submission therefore no longer includes the replacement facade to 1-3 Goodge Street and seeks to gain approval only for the other amendments sought in the previous application.

It is clear from the officer's report supporting the earlier refusal that the amendments other than the replacement facade were considered to be acceptable. Specifically, the officer's report stated that:

*"There proposed alteration to the basement layout to include the relocation of the approved cycle storage area and provision of the waste and recycling store from ground floor level are in accordance with policy and considered acceptable.*

*There are no amenity or design concerns raised with proposed changes to the height of the existing extract duct from the rear of the existing retail unit at 62 Tottenham Court Road.*

*There are no design or amenity concerns raised with the removal of the small window from the rear elevation of the communal stair*

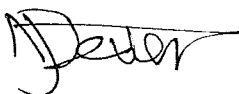
*It is proposed to reposition the rear windows adjacent to No.9 Goodge Street. These windows would be set back and are considered to be appropriate in design terms.*

*The proposed alterations to approved roofline and plant screening of the building result from pre-application discussion with officers. These proposals are considered to be acceptable in design terms"*

Although not specifically discussed, the minor amendments to the elevation of No. 7 Goodge Street are directly related to the revised basement layout. This amendment was discussed with officers prior the submission of the previous Minor Material Amendment and was considered to be an acceptable change.

In light of the above considerations, it is considered that these would remain appropriate and acceptable minor amendments. I trust that all is in order and would be grateful for a response at your earliest convenience.

Yours faithfully



Nigel Dexter  
**Senior Planner**