

Delegated Report		Analysis sheet		Expiry Date:		11/09/2014	
		N/A / attached		Consultation Expiry Date:		14/08/2014	
Officer				Application Number(s)			
Amanda Peck				1. 2014/4731/P 2. 2014/4732/P			
Application Address				Drawing Numbers			
Plaza Ticket Hall Tottenham Court Road Station (East) London WC2				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Amendments to design of the structure granted under reference 2009/4445/P dated 27/11/09. 2. Amendments to design of the structure granted under reference 2009/4439/P dated 01/12/09.							
Recommendation(s):		1. Approve non material amendment 2. Approve non material amendment					
Application Type:		Non Material Amendment					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					

Site Description

The proposal is for a new station entrance in Plaza Square at Tottenham Court Road Station. The new entrance comprises two glazed prisms above the proposed new extended ticket hall concourse and station entrance openings. London Underground had made two submissions in respect of the entrances; one under Schedule 7 of the Crossrail Act 2008 and another as a separate planning application as one of the structures exceeded the height parameters set by the Crossrail Act (by three metres), thus planning permission was needed for the extra height.

The prisms are proposed for the northern and southern plaza entrances with the following dimensions;

- North – maximum height, 9.5m, width 8.5m and maximum length 16m;
- South - maximum height 15m, width 12m and maximum length 25m.

The structures as approved would be constructed primarily of glass with a steel framework and a

concrete base, which would provide seating for people accessing/leaving the station. They would be wedge-like in shape with raking elevations where the prisms face each other. A glazed walkway integral to the design concept would be provided between the station entrances. This would add to the natural light intended to be provided by the glazed entrance enclosures above the ticket hall

The Council was concerned about the inclusion of the concrete plinth in the design and bollards across the gap between the two structures as they were not considered to be conducive to achieve a high quality public realm or a quality of detailing that people can enjoy and engage with. They were required as part of the security measures and the Council has asked to be involved in the landscape design. Whilst the planning and schedule 7 applications were approved the Council requested the opportunity to continue discussions on the concrete plinth and the bollards and this has taken place with the 'Gillespies study' discussions between LBI, Westminster, TfL, LUL etc.

Relevant History

- 2009/4445/P - Submission under Schedule 7 of Crossrail Act 2008 for Plans and Specifications for main works (station entrances) (CAM/2/4). Granted 27 November 2009
- 2009/4439/P - Erection of upper part of Southern Plaza entrance structure. Granted 1 December 2009

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

Proposal

The proposed changes are:

- **Main transverse members.** The approved drawings show these primary fins as being glass and GRP composite box beam with stainless steel profiles attached to form the gutters. This has now been amended to be a wholly laminated glass structural member with the same stainless steel edging profiles to form the gutters and internal edging strips. This change is required due to issues with the glass and GRP composite and accumulation of dirt in the box.
- **Secondary longitudinal glass beams** – the approved drawings show a 400mm deep glass beam and this has now been amended to a 200mm deep glass beam. This change is required as it is considered to be less obtrusive in appearance and is aesthetically more pleasing.
- Plan drawings have also been submitted, but these do not show any changes that have been highlighted in this application and appear to be just updated, more detailed drawings (drawings HAG-N105-8743-ARC-D-PLN-1-08005-02; -08022-01; SLE-N105-8742-STR-D-PLN-1-00102 03; -00201 06; HAG-N105-8742-ARC-D-PLN-1-01142 C06)
- The applicant has also submitted drawings showing the proposed plinth and landscaping details for information as at the time of the original application the Council had expressed an interest in keeping up to date on this detailed design element (drawings HAG-N105-8742-ARC-D-DET-1-01506 C00; -01529 C00; -01530 C00)

Assessment

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

It is considered that the proposed changes to make the transverse beams a wholly glass structure and reduce the width of the secondary glass beams, either individually or cumulatively, will not have any material impact on the overall design idiom, neighbour amenities, neighbouring listed buildings or conservation area character. This is primarily owing to the context of the overall approved scheme and the nature of the neighbouring buildings, with the proposed changes being of a relatively minor scale and nature in this context.

The proposed amendments are not considered to alter the meaning or effectiveness of any part of the

section 106 agreement which forms part of the original consent, and thus no deed of variation or other modification to that agreement is required as a result.

Recommendation

The structures were approved under two consents and the planning permission for the uppermost portion of the buildings had a condition referring to approved plans for the schedule 7 application. The schedule 7 application did not then have a specific drawing number condition but referred to the need for the upper portion of the structures needing to be implemented. Both decision notices had different drawing numbers at the top of the page because they were annotated differently to highlight the different parts of the building. In order to be clear and consistent it is recommended that these conditions are amended to refer to the same new complete batch of drawing numbers as follows:

2014/4732/P (2009/4439/P) = it is recommended that condition 1 is amended from:

"The development hereby approved shall only be undertaken in accordance with the submitted plans and plans submitted in application Ref: 2009/4445/P.

To:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: PLANS:

Prefix: HAG-N105-8742...PLN:-

08000-01; 08009-01; 08010-01; 08013-01; 08014-01; 08021-00; 08022-01; 08034-00; 08035-02; 07851-01;

Prefix: HAG-N105-8742...ELV:-

08004-02; 08007-02; 08023-01; 08024-0108025-01; 08026-01; 08027-01; 08028-01; 08030-01; 08031-01;

Prefix: HAG-N105-8742...SEC:-

08015-02; 08017-01; 08019-01; 08020-01; 08037-00; 08038-00; 08039-00;

Prefix: HAG-N105-8742...LYT:-

08032-01; 08033-01;

Prefix: SLE-N105-8742-STR-D-ELV:-

-1-00253-05; -1-00250-06; -1-00252-05

Prefix: SLE-N105-8742-STR-D-SKE:-

-1-00260-01; -1-00262-01

Prefix: SLE-N105-8742-STR-D-PLN:

-1-00102-03; -1-00201-06

Prefix: SLE-N105-8742-STR-D-DET:-

-1-00207-06; -1-00212-05

HAG-N105-8742-ARC-D-PLN-1-01142-C06

SLE-N105-8742-STR-D-SEC-1-00202-06

SUPPORTING DOCUMENTS:- Plans and Specifications - [For Information Only]; Design & Access Statement (TfL - September 2009) [For Information Only];

SUPPLEMENTARY PLANS [For Information only - Applicable solely to City of Westminster]:- Prefix: HAG-N105-8742...PLN:- 08050-02; 08051-02; 08052-02; 08053-01; 08054-03; 08070-01; 08071-0108072-01; 08076-01; 08077-01; Prefix: HAG-N105-8742...SEC:- 08055-03; 08056-01; 08057-01; 08083-01; 08084-00; Prefix: HAG-N105-8742...ELV:- 08059-03; 08087-01; 08088-01; 08099-01; 08090-01; 08091-01; 08092-01;

Reason: For the avoidance of doubt and in the interest of proper planning.

2014/4731/P (2009/4445) = it is recommended that condition 1 is amended from:

"The Southern Plaza Entrance structure hereby approved as part of this submission shall not be brought into use until such time as the topmost part of the prisms approved under application No. 2009/4439/P has been completed.

To:

The development hereby permitted shall be carried out in accordance with the following approved plans

and the Southern Plaza Entrance hereby approved as part of this submission shall not be brought into use until such time as the topmost part of the prisms approved under application No. 2009/4439/P has been completed, in line with these approved plans:

Drawing Nos: PLANS:

Prefix: HAG-N105-8742...PLN:-

08000-01; 08009-01; 08010-01; 08013-01; 08014-01; 08021-00; 08022-01; 08034-00; 08035-02; 07851-01;

Prefix: HAG-N105-8742...ELV:-

08004-02; 08007-02; 08023-01; 08024-0108025-01; 08026-01; 08027-01; 08028-01; 08030-01; 08031-01;

Prefix: HAG-N105-8742...SEC:-

08015-02; 08017-01; 08019-01; 08020-01; 08037-00; 08038-00; 08039-00;

Prefix: HAG-N105-8742...LYT:-

08032-01; 08033-01;

Prefix: SLE-N105-8742-STR-D-ELV:-

-1-00253-05; -1-00250-06;-1-00252-05

Prefix: SLE-N105-8742-STR-D-SKE:-

-1-00260-01; -1-00262-01

Prefix: SLE-N105-8742-STR-D-PLN:

-1-00102-03; -1-00201-06

Prefix: SLE-N105-8742-STR-D-DET:-

-1-00207-06; -1-00212-05

HAG-N105-8742-ARC-D-PLN-1-01142-C06

SLE-N105-8742-STR-D-SEC-1-00202-06

SUPPORTING DOCUMENTS:- Plans and Specifications - [For Information Only]; Design & Access Statement (TfL - September 2009) [For Information Only];

SUPPLEMENTARY PLANS [For Information only - Applicable solely to City of Westminster]:- Prefix: HAG-N105-8742...PLN:- 08050-02; 08051-02; 08052-02; 08053-01; 08054-03; 08070-01; 08071-0108072-01; 08076-01; 08077-01; Prefix: HAG-N105-8742...SEC:- 08055-03; 08056-01; 08057-01; 08083-01; 08084-00; Prefix: HAG-N105-8742...ELV:- 08059-03; 08087-01; 08088-01; 08099-01; 08090-01; 08091-01; 08092-01;

Reason: For the avoidance of doubt and in the interest of proper planning.