

Mr. Luke Butler
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2015/3363/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**251-258 Tottenham Court Road
and 1 Bedford Avenue
London
W1T 7RB**

Proposal: Replacement of glass with stainless steel balustrades, increase mullion spacing on ground, 1st, 6th and 7th floors, cladding system amended from strip window with separate concrete fins to punched window system on 2nd - 5th floors, green roof on 8th floor to be a brown roof and changes to entrance portal, design to interiors, photovoltaic panels reorientation, mounted streetlamps, chimney removal, shop front design amendment, grillage reorientation, Bedford Estates crest to be added, parapets and grillage amended from anodised aluminium to PPC aluminium and opening window to be added for natural smoke ventilation, all amendments to planning permission 2014/6843/P dated 06/05/2015.

Drawing Nos:

Superseded Drawings:

Site plan
1217_P_001 D Site plan



Permitted plans

1217_P_099 E Basement plan, 1217_P_100 D Ground Floor plan, 1217_P_101 D First Floor plan, 1217_P_102 C Second Floor plan, 1217_P_103 C Third Floor plan, 1217_P_104 C Fourth Floor Plan, 1217_P_105 C Fifth Floor Plan, 1217_P_106 D Sixth Floor Plan, 1217_P_107 D Seventh Floor Plan, 1217_P_108 D Roof Plan

Permitted elevations

1217_P_302 D Morwell Street Elevation, 1217_P_303 D Bedford Avenue Elevation, 1217_P_304 B Tottenham Court Road Elevation, 1217_P_201 B Section 01.

Permitted bay studies

1217_P_401 A Bay Study Tottenham Court Road, 1217_P_402 A Bay Study Bedford Avenue, 1217_P_403 A Bay Study Morwell Street .

Revised Drawings:

Site plan

1217_P_001 E Site plan

Proposed plans

1217_P_099 G Basement Plan, 1217_P_100 F Ground Floor Plan, 1217_P_101 F First Floor Plan, 1217_P_102 E Second Floor plan, 1217_P_103 E Third Floor plan, 1217_P_104 E Fourth Floor Plan, 1217_P_105 E Fifth Floor Plan, 1217_P_106 F Sixth Floor Plan, 1217_P_107 F Seventh Floor Plan, 1217_P_108 F Eighth Floor Plan

Proposed elevations

1217_P_302 F East Elevation, Morwell Street, 1217_P_303 E South Elevation, Bedford Avenue, 1217_P_304 C Tottenham Court Road Elevation, 1217_P_201 C Section 01

Proposed bay studies

1217_P_401 B Bay Study Tottenham Court Road, 1217_P_402 B Bay Study Bedford Avenue, 1217_P_403 B Bay Study Morwell Street.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2014/6843/P dated 06/05/2015 shall be replaced with the following condition:

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

Site plan

1217_P_001 E Site plan

Proposed plans

1217_P_099 G Basement Plan, 1217_P_100 F Ground Floor Plan, 1217_P_101 F First Floor Plan, 1217_P_102 E Second Floor plan, 1217_P_103 E Third Floor

plan, 1217_P_104 E Fourth Floor Plan, 1217_P_105 E Fifth Floor Plan, 1217_P_106 F Sixth Floor Plan, 1217_P_107 F Seventh Floor Plan, 1217_P_108 F Eighth Floor Plan

Proposed Elevations

1217_P_302 F East Elevation, Morwell Street, 1217_P_303 E South Elevation, Bedford Avenue, 1217_P_304 C Tottenham Court Road Elevation, 1217_P_201 C Section 01

Proposed Bay Studies

1217_P_401 B Bay Study Tottenham Court Road, 1217_P_402 B Bay Study Bedford Avenue, 1217_P_403 B Bay Study Morwell Street.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting non material amendment:

The proposed amendments, namely the replacement of glass with stainless steel balustrades, increase in mullion spacing, amended cladding system, green roof replaced on level eight by a brown roof, changes to entrance portal, design of interiors, photovoltaic panels reorientation, mounted streetlamps, chimney removal, shop front design amendment, grillage reorientation, Bedford Estates crest added, parapets and grillage amended from anodised aluminium to PPC aluminium and opening window added are considered to be of an appropriate unobtrusive design that would not significantly alter the appearance of the building. Due to their minor nature, the proposed amendments would not significantly harm the amenity of any adjoining/adjacent residential occupiers in terms of the loss of their light, outlook, enclosure or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 06/05/2015 under reference 2014/6843/P. In the context of the permitted scheme, it is not considered that the amendments would have any material impact on the appearance of the building, the character of the area, or on the amenity of adjoining and nearby occupiers. As such the proposal is considered to constitute non-material amendments to the planning permission.

2 You are advised that this decision relates only to the changes shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 06/05/2015 under reference number 2014/6843/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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