

Ms Sophie Chapman
Savills
33 margaret Street
London
W1G 0JDApplication Ref: **2015/3487/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**St George's Court
2-12 Bloomsbury Way and
2-28 New Oxford Street
London
WC1A 2SH**

Proposal: Alterations to ground floor glazing and louvres on Bury Place and Bloomsbury Way elevations, to change of use from offices to flexible retail or restaurant units (Class A1/A3) at part ground floor level, and associated alterations and extensions approved under planning permission reference 2012/1400/P dated 31/01/13

Drawing Nos: Superseded plans: 77_GE_03 P7; 770_GE_02 P7; 770_GA_00 P12
Proposed plans: 770_GE_03 P9; 770_GE_02 P9; 770_GA_00 P14; 770_DE_31 P1

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 granted on 31/01/2013 under reference number 2012/1400/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 770_LOC_001 Rev P1; 770_EX_B1 Rev P1; 770_EX_00 Rev P1; 770_EX_01 Rev P1; 770_EX_02 Rev P1; 770_EX_03 Rev P1; 770_EX_04 Rev P1; 770_EX_05 Rev P1; 770_EX_06 Rev P1; 770_EX_07 Rev P1; 770_EX_08 Rev P1; 770_EX_09 Rev P1; 770_EX_020 Rev P1; 770_EX_021 Rev P1; 770_EX_022 Rev P1; 770_EX_025 Rev P1; 770_EX_026 Rev P1; 770_DEM_B1 Rev P4; 770_DEM_00 Rev P4; 770_DEM_01 Rev P4; 770_DEM_02 Rev P4; 770_DEM_03 Rev P4; 770_DEM_04 Rev P4; 770_DEM_05 Rev P4; 770_DEM_06 Rev P4; 770_DEM_07 Rev P4; 770_DEM_08 Rev P4; 770_DEM_09 Rev P4; 770_DEM_20 Rev P1; 770_DEM_21 Rev P1; 770_DEM_22 Rev P1; 770_GE_004 Rev P1; 770_GA_B1 Rev P9; 770_GA_00 Rev P14; 770_GA_01 Rev P10; 770_GA_02 Rev P9; 770_GA_03 Rev P9; 770_GA_04 Rev P9; 770_GA_05 Rev P9; 770_GA_06 Rev P9; 770_GA_07 Rev P9; 770_GA_08 Rev P9; 770_GA_09 Rev P10; 770_GA_RF Rev P11; 770_GE_01 Rev P7; 770_GE_02 Rev P9; 770_GE_03 Rev P9; 770_GE_004 Rev P1; 770_GS_01 Rev P5; 770_GS_02 Rev P5; 770_GS_03 Rev P5; 770 DE 31 P1; Excerpt of Bury Place elevation, as received 29/05/2012; Design and Access Statement by BuckleyGrayYeoman dated 29/02/2012; Floorspace Rationale by BuckleyGrayYeoman dated 12/03/2012; Planning Statement by Savills dated March 2012, as received 29/03/2012; St Georges Court Transport Statement by Jacobs dated 28/02/2012 Ref B1747900 Rev 1; St Georges Court Draft Delivery & Servicing Management Plan by Jacobs dated 28/02/2012 Ref B1747900 Rev 1; St Georges Court Framework Workplace Travel Plan by Jacobs dated 28/02/2012 Ref B1747900 Rev 1; Construction Management Plan (Draft) dated February 2012; BREEAM Pre-Assessment Report by Jacobs dated 17/02/2012 Ref B1747900 v1; Energy Statement by Blyth + Blyth dated 28/02/2012 Ref LM20592 Issue 2; Addendum to Energy Statement by Blyth + Blyth dated 15/03/2012 Ref LM20592; Amendments to Approved Scheme Planning Submission by BuckleyGrayYeoman dated May 2014; Roof Plant Screen Ref HT17797 dated 25/06/2013; Building Services Acoustic Specification Report 17797/BS (Rev E) by Hann Tucker Associates dated 09/05/2014; View Analysis by BuckleyGrayYeoman dated July 2014; Daylight and Sunlight Study on 34 Bloomsbury Way, by Delva Patman Redler Ref DW/dw/14286 dated July 2014; Daylight and Sunlight Study on Neighbouring Properties, by Delva Patman Redler Ref DW/dw/14286 dated September 2014; Roof Plant Visibility by Cityscape, dated September 2014.

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 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 31/01/2013 under reference number 2012/1400/P and is bound by all the conditions attached to that permission.
- 2 Reasons for granting amendment.

The amendments to the approved scheme include alterations to the louvered and glazed sections at ground floor level. One louvred panel would be replaced by glazing on the Bury Place elevation and one on the Bloomsbury Way elevation, and an additional louvered panel would be introduced to the Bloomsbury way elevation. The design of the doors to the residential and commercial bin stores would also change.

The approved scheme is predominantly glazed at ground floor level, subdivided by stone pilasters, and louvres as required. The proposed alterations are minor and not materially different from the approved scheme. The revisions would not materially impact on the appearance of the building or amenity of any adjoining residential occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 31/01/13 under reference number 2012/1400/P. In the context of the approved scheme, it is considered that the amendments would not have any further impact.

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



Ed Watson
Director of Culture & Environment

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