



GERALDEVE

Assistant Director of Planning
London Borough of Camden
Development Control
Judd Street
London
WC1H 9JE

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

FAO: Josleen Chug

4 February 2016

Our ref: LJW/WRIM/HBR/J10182A

Your ref: 2014/5946/P

Dear Sir

**21-31 New Oxford Street
Non-Material Amendment Application (s96a)**

We write on behalf of our client, New Oxford Street Limited, to submit a non-material amendment application (s96a), to planning permission ref. 2014/5946/P, for amendments to the New Oxford Street and High Holborn corners, the façades of the proposed building and amendments to the basement and ground floor layouts and cores.

The Site

The application site is located in the London Borough of Camden. The building fronts on to four streets: New Oxford Street, Museum Street, High Holborn and Dunn's Passage.

The existing building is a standalone ground plus seven upper storey post war building which was used as a sorting office up until the early 1990's.

Background

Planning permission was granted on 30 March 2015 for the remodelling, refurbishment and extension of the existing building, to provide a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Class A1/A3/D1) and 21 affordable housing units (Class C3) along with associated highway, landscaping and public realm improvements.

Since this time it has come to our client's attention that it is necessary to make some amendments to the corners and façades of the proposed building, namely the New Oxford Street and High Holborn corners. As part of the same design review process the architects also investigated the basement and ground floor layout efficiency.

Proposals

Façade and Corner Amendments – The proposed amendments are as follows:

- The New Oxford Street corner angle is adjusted to ensure that the upper floor level corner returns are equalised to create a more coherent relationship between the corner and the upper floors;
- The High Holborn corner is narrowed to match the width of New Oxford Street corner and the upper floor narrowed to match the corners to the east. This will provide greater symmetry to the building;
- The refinement of the corners has resulted in the provision of an additional 93sqm GEA of office floorspace. In relation to the scale of the proposed building, this amendment to the proposed floorspace is considered to be insignificant;
- The dormer windows on the New Oxford Street elevations are to be narrowed to reveal more of the sky between each dormer. The widths are narrowed to match dormers on Museum Street and High Holborn creating a more uniform top to the building and reveal more sky; and
- The upper floors along Museum Street are to be straightened. The upper floors are to provide a more formal top to the building by giving all facades the same geometry. It should be noted that the lower floors are to remain concave.

The proposed amendments to the permitted scheme were discussed with London Borough of Camden officers, at a meeting on 22 July 2015. It was agreed that the proposals would constitute a non-material amendment (s96a) to the permitted scheme.

It should be noted that when the scheme was presented to officers, it was anticipated that the uplift would be 78sqm GEA office floorspace. Since this time, and due to the fact that the design team are now working to more detailed drawings, there is a minor increase of a further 15sqm GEA office floorspace, equalling a total net gain of +93sqm GEA, which is still considered to be a negligible increase in relation to the development as a whole.

Basement and Ground Floor Layout Amendments – The proposed amendments are as follows:

- Core layout refined;
- Cycle store relocated to sit under main office lobby;
- Additional goods lift for service yard;
- Additional goods lift for retail uses;
- Royal Mail Group Access relocated;
- Cycle entrance relocated from New Oxford Street to Museum Street;
- Entrance lobby refined;
- Residential core refined;
- Public terrace core refined; and
- Substation layout amended to suit requirements of utilities provider.

The proposals were formally presented to London Borough of Camden officers on 28 October 2015. It was agreed that the proposals would constitute a non-material amendment (s96a) to the permitted scheme.

**Substitution Drawings**

As part of this non-material amendment application, we seek to substitute the following plans:

Originally Approved (App. Ref. 2014/5946/P)	Current Proposed Substitution
12141_PL_(00)_200 Rev. P05	12141_PL_(00)_200 Rev. P06
12141_PL_(00)_202 Rev. P05	12141_PL_(00)_202 Rev. P06
12141_PL_(00)_203 Rev. P05	12141_PL_(00)_203 Rev. P06
12141_PL_(00)_204 Rev. P04	12141_PL_(00)_204 Rev. P05
12141_PL_(00)_205 Rev. P04	12141_PL_(00)_205 Rev. P05
12141_PL_(00)_206 Rev. P04	12141_PL_(00)_206 Rev. P05
12141_PL_(00)_207 Rev. P04	12141_PL_(00)_207 Rev. P05
12141_PL_(00)_208 Rev. P04	12141_PL_(00)_208 Rev. P05
12141_PL_(00)_209 Rev. P05	12141_PL_(00)_209 Rev. P06
12141_PL_(00)_210 Rev. P05	12141_PL_(00)_210 Rev. P06
12141_PL_(00)_211 Rev. P04	12141_PL_(00)_211 Rev. P05
12141_PL_(00)_212 Rev. P04	12141_PL_(00)_212 Rev. P05
12141_PL_(00)_213 Rev. P04	12141_PL_(00)_213 Rev. P05
12141_PL_(00)_214 Rev. P04	12141_PL_(00)_214 Rev. P05
12141_PL_(00)_215 Rev. P04	12141_PL_(00)_215 Rev. P05
12141_PL_(00)_216 Rev. P02	12141_PL_(00)_216 Rev. P03
12141_PL_(00)_300 Rev. P04	12141_PL_(00)_300 Rev. P05
12141_PL_(00)_301 Rev. P05	12141_PL_(00)_301 Rev. P06
12141_PL_(00)_302 Rev. P05	12141_PL_(00)_302 Rev. P06
12141_PL_(00)_303 Rev. P04	12141_PL_(00)_303 Rev. P05

Application Documents

Accordingly, we enclose the following documents, in support of the application, submitted via Planning Portal:

- A copy of this covering letter;
- Non-material amendment application forms; and
- Approved and proposed floor plans and elevations.

We have sent a cheque for £195, made payable to London Borough of Camden, under separate cover, with a copy of this covering letter, this being the requisite application fee.

We trust that you have everything required to validate and determine the application.

Should in the meantime you have any questions, please do not hesitate to contact either Will Rimell or Hannah Bryant, of this office.

Yours faithfully

Gerald Eve LLP

Gerald Eve LLP

wrimell@geraldeve.com

Direct tel. +44 (0)20 7333 6368