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FAO: Michael Cassidy

13 April 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, 21-31 New Oxford Street Development Limited, to submit a non-material amendment application (s96a), to planning permission ref. 2014/5946/P, for amendments to the east elevation of the proposed building at 21-31 New Oxford Street.

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.

In February 2016, on behalf of our client, we submitted an application (ref. 2016/0713/P) which made amendments to the proposed building, namely the New Oxford Street and High Holborn corners. As part of the same design review process the architects also revised the basement and ground floor layout efficiency. Officers have confirmed that the proposals are acceptable in principle and the application is due to be signed off imminently.

Since this application was submitted, and as part of the detailed design development of the scheme, the architects have been looking at options to enhance the views out of the eighth floor mezzanine floor on the east elevation which has led to the submission of this application.

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Proposals

The proposal includes the extension of the glazing on the eighth floor mezzanine level of the building (east elevation) to provide an improved outlook for the occupiers of the eighth floor of the proposed office building. This will result in an increase in parapet height of the east façade by 850mm and an increase in height of the roof terrace balustrade by 1,050mm, albeit that this has been set back in order to mitigate the perceived visual impact.

Whilst the proposals will effectively result in the loss of one of the steps that were originally proposed to provide informal seating on the roof terrace, this loss will allow room for people to walk between those sitting on the bottom step and those leaning on the balustrade and the originally approved terrace area will remain.

The effect of this change in this particular view is minimal, being virtually unnoticeable in visual terms. The east elevation still forms a secondary backdrop to Commonwealth House which is in line with the original design intent.

The proposed buildings overall height does not increase as a result of these proposed amendments.

The proposals have been presented to and agreed with principle with London Borough of Camden design officers (Edward Jarvis). The proposals are considered to be non-material and can therefore be dealt with as a non-material amendment application.

Substitution Drawings

As the current non-material amendment application (ref. 2016/0713/P) has not yet been approved, we have substituted the drawings against those approved as part of the original planning permission.

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

Originally Approved (App. Ref. 2014/5946/P)	Current Proposed Substitution
12141_PL_(00)_213 Rev. P04	12141_PL_(00)_213 Rev. P06
12141_PL_(00)_214 Rev. P04	12141_PL_(00)_214 Rev. P06
12141_PL_(00)_215 Rev. P04	12141_PL_(00)_215 Rev. P06
12141_PL_(00)_300 Rev. P04	12141_PL_(00)_300 Rev. P06
12141_PL_(00)_301 Rev. P05	12141_PL_(00)_301 Rev. P07
12141_PL_(00)_302 Rev. P05	12141_PL_(00)_302 Rev. P07
12141_PL_(00)_303 Rev. P04	12141_PL_(00)_303 Rev. P05
12141_PL_(00)_400 Rev. P04	12141_PL_(00)_400 Rev. P05

We have also provided the illustrative supporting views, as presented to officers as part of the pre-application discussions.

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;
- Approved and proposed floor plans and elevations; and
- Illustrative Supporting Views.

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

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