

Rachel Crick  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/0122/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

29 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:

**Commonwealth House  
1 - 19 New Oxford Street  
London  
WC1A 1NQ**

Proposal: Amendments to planning permission 2014/4986/P dated 30/01/2015 for :  
Demolition and reconstruction of 7th and 8th floors, erection of a roof extension a 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (B1a):

namely retention of existing portland stone signage band and amendments to Western Thoroughfare (including alterations to fenestration, replacement of brick slips with render, increased articulation to brickwork, removal of mezzanine floor windows, revised louvre design, amendments to flooring materials and replacement of brick wall with metal balustrade).

Drawing Nos: Superseded plans: 1975\_PL62\_P2; PL84\_P1; PL85\_P1; PL87\_P1  
Approved plans: 1975\_PL62\_P3; PL84\_P2; PL85\_P2; PL87\_P2; PL91



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.2 of planning permission 2014/4983/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- Existing (prefix 1975\_PL) 00 rev P2, 01 rev P2, 02 rev P2, 03 rev P2, 04 - 13 revs P1, 20 - 27 revs P1; Demolition works (prefix 1975\_PL) 31 - 42 revs P1, 50 - 55 revs P1; Proposed (prefix 1975\_PL) 61 rev P2, 62 rev P3, 64 - 73 revs P1, 80 - 82 revs P1 83 rev P2, 84 - 85 rev P2, 87 rev P2, 88 rev P2, 89 - 90 rev P1; 91; Supporting documents: Design & Access Statement by Orms dated 9th Sept 2014, Planning Statement by DP9 dated July 2014, Covering letter by DP9 dated 31.07.14, Historic Building Report by Donald Insall dated July 2014, Transport Statement by Ove Arup dated July 2014, Construction Traffic Management Plan dated July 2014, BREEAM Report by RES dated July 2014, Energy Strategy Report by RES dated July 2014, Air Quality Statement by Long & Partners dated July 2014, Environmental Noise and Vibration Report by Sandy Brown dated July 2014, Statement of Community Involvement.

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 permission.

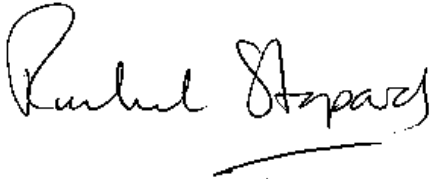
The various amendments are minor in nature and considered acceptable. The changes relate mainly to the design of the Western Thoroughfare, such as those relating to fenestration design, materials, refinements to the detailing of the louvres, are considered 'de minimis' and have no harmful impact on the building's appearance in line with the approved scheme. The design of the replacement metal balustrade has been revised following officer advice to install a bespoke metal balustrade that is now considered acceptable. Overall, the changes are relatively minor and do not significantly alter the appearance or form of the building nor affect neighbour amenities.

The full impact of the scheme has already been assessed by virtue of the previous approval dated 30/01/2015 under ref 2014/4983/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 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 30/01/2015 under ref 2014/4983/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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities

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