

Mr Will Rimel
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/2130/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

19 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
21-31 New Oxford Street
London
WC1A 1BA

Proposal: Amendments to planning permission 2014/5946/P dated 30/03/15 for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of 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 (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works to include changes to the eastern elevation of the approved building.

Drawing Nos: Drawing Nos: Replacement

12141_PL_(00)_213 Rev. P05; 12141_PL_(00)_214 Rev. P05; 12141_PL_(00)_215 Rev. P05; 12141_PL_(00)_300 Rev. P05; 12141_PL_(00)_301 Rev. P06; 12141_PL_(00)_302 Rev. P06; 12141_PL_(00)_303 Rev. P05; and 12141_PL_(00)_400 Rev. P05.



Drawing Nos: Superseded

12141_PL_(00)_213 Rev. P04; 12141_PL_(00)_214 Rev. P04; 12141_PL_(00)_215 Rev. P04; 12141_PL_(00)_300 Rev. P04; 12141_PL_(00)_301 Rev. P05; 12141_PL_(00)_302 Rev. P05; 12141_PL_(00)_303 Rev. P04; and 12141_PL_(00)_400 Rev. P04.

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

For the purposes of this decision, Condition 2 of the planning permission granted on 30/03/2016 under reference number 2014/5946/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:

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12141_PL_(00)_000 P04, 12141_PL_(00)_049 P04, 12141_PL_(00)_050 P04, 12141_PL_(00)_100 P03, 12141_PL_(00)_101 P03, 12141_PL_(00)_102 P03, 12141_PL_(00)_103 P03, 12141_PL_(00)_104 P03, 12141_PL_(00)_105 P03, 12141_PL_(00)_106 P03, 12141_PL_(00)_107 P03, 12141_PL_(00)_108 P03, 12141_PL_(00)_109 P03, 12141_PL_(00)_110 P03, 12141_PL_(00)_111 P03, 12141_PL_(00)_112 P03, 12141_PL_(00)_113 P03, 12141_PL_(00)_114 P03, 12141_PL_(00)_130 P03, 12141_PL_(00)_150 P03, 12141_PL_(00)_151 P03, 12141_PL_(00)_152 P03, 12141_PL_(00)_153 P03, 12141_PL_(00)_199 P03, 12141_PL_(00)_200 P05, 12141_PL_(00)_202 P05, 12141_PL_(00)_203 P05, 12141_PL_(00)_204 P04, 12141_PL_(00)_205 P04, 12141_PL_(00)_206 P04, 12141_PL_(00)_207 P04, 12141_PL_(00)_208 P04, 12141_PL_(00)_209 P05, 12141_PL_(00)_210 P05, 12141_PL_(00)_211 P04, 12141_PL_(00)_212 P04, 12141_PL_(00)_213 P06, 12141_PL_(00)_214 P06, 12141_PL_(00)_215 P06, 12141_PL_(00)_216 P02, 12141_PL_(00)_220 P04, 12141_PL_(00)_251 P03, 12141_PL_(00)_300 P06, 12141_PL_(00)_301 P07, 12141_PL_(00)_302 P07, 12141_PL_(00)_303 P06, 12141_PL_(00)_310 P04, 12141_PL_(00)_311 P05, 12141_PL_(00)_312 P05, 12141_PL_(00)_313 P04, 12141_PL_(00)_400 P05, 1241_PL_(00)_401_02, SK-00-555, SK-00-556; Acoustic Report (RP/230602/004); Air Quality Assessment (RP/230602/004); Construction Management Plan (RP/230602/004); Energy Statement (RP/230602/001); Flood Risk Assessment (RP/230602/006); Housing Study (September 2014); Townscape and Visual Impact Assessment (September 2014); Town Planning Statement (LJW/ANE/HBR/J6936); Transport Assessment (RP/230602/007); Landscape Statement (September 2014); London Housing Design Guide Audit (September 2014); Statement of Community Involvement (September 2014); Sustainability Statement (RP/230602/004); Design and Access Statement (September 2014); Daylight and Sunlight Statement (September 2014); Financial viability assessment (September 2014); Design and Access Statement - Addendum (December 2014); Daylight and Sunlight - Addendum

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(December 2014); Landscape Statement - Addendum (December 2014); Transport Assessment Addendum (December 2014); Townscape and Visual Impact Assessment Addendum (December 2014); Pedestrian Impact Assessment by Space Syntax (December 2014); View studies -St Georges Church (January 2015).

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

Informative(s):

1 Informatives:

Condition 2 of the planning permission granted on 30/03/2015 under reference number 2014/5946/P outlines the approved drawings that the development permitted should be carried out in accordance with.

This application seeks amendments to the approved plans, superseding a number of drawings set out in Condition 2. The amendments include an extension of the glazing on the eighth floor mezzanine level of the eastern elevation of the approved building to provide an improved outlook for the occupiers of the eighth floor of the building. This would result in an increase in the parapet height of the eastern façade by 0.85m and an increase in the height of the roof terrace balustrade by 1.05m, albeit that this would be set back to minimise any 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, the changes proposed 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 eastern elevation still forms a secondary backdrop to Commonwealth House which is in line with the original design intent. The proposed buildings overall height would not increase as a result of these proposed amendments.

The amendments do not alter the development significantly from what was described within planning permission 2014/5946/P and do not conflict with any conditions of the permission. Furthermore, the amendments do not change the use nor do they introduce a new use within the development. There is no increase in overall floorspace within the proposed development.

The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed

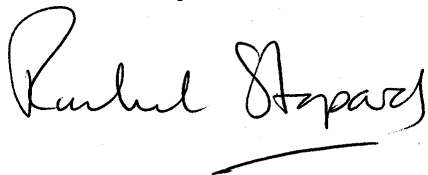
would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

No objection has been raised by the Council's Design Section to the proposed changes. The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 30/03/2015 under reference number 2014/5946/P. In the context of the permitted scheme, it is considered that the proposed amendments are minor and constitute a non-material amendment to the development. The amendments raise no land use issues, significant townscape, amenity, transport or environmental impacts.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 30/03/2015 under reference number 2014/5946/P and is bound by all the conditions and obligations (as amended by this application) 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



Rachel Stopard
Executive Director Supporting Communities

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