



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: Michael Cassidy

10 November 2016

Our ref: WRIM/HBR/J10182C

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 a number of amendments to the approved plans in respect of 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 once the wording of the Deed of Variation is agreed.

In April 2016, we submitted a further non-material amendment application (ref. 2016/2130/P) for 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. The application was permitted on 19 September 2016.

Proposals

Since the previous non-material amendment application, there has been further refinement to the detailed design of the proposed building.

The design of the mezzanine deck at level 8 has been improved and the structure refined during Stage E so that the approved mezzanine deck has a better, more integrated relationship with the core.

The proposals will also result in minor changes to the north and south elevations as access doors are required out on to the terraces.

These changes are considered minor and accordingly it is out consideration that they can be dealt with by way of a s96a non-material amendment application.

Substitution Drawings

The proposed drawings are substituted against the original scheme (ref. 2014/5946/P).

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

Drawing Title	Original Approved (App. Ref. 2014/5946/P)	Current Proposed Substitution
Proposed Level 8	12141_PL_(00)_213 Rev. P04	12141_PL_(00)_213 Rev. P07
Proposed Level 8 Mezzanine	12141_PL_(00)_214 Rev. P04	12141_PL_(00)_214 Rev. P07
Proposed North Elevation	12141_PL_(00)_300 Rev. P04	12141_PL_(00)_300 Rev. P08
Proposed South Elevation	12141_PL_(00)_301 Rev. P05	12141_PL_(00)_301 Rev. P09
Proposed Section AA	12141_PL_(00)_400 Rev. P04	12141_PL_(00)_400 Rev. P06

We have also provided an illustrative support document which explains the background behind the changes and highlights the proposed change on the drawings.

Application Documents

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

- A copy of this cover letter;
- Non-material amendment application forms;
- Site location plan;
- Approved and proposed floor plans and elevations; and
- Illustrative supporting document.

The application fee has been paid electronically and as part of the submission of the application on the Planning Portal (Planning Portal ref. PP-05600835).

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

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

Yours faithfully



Gerald Eve LLP

wrimell@geraldeve.com
Direct tel. +44 (0)20 7333 6368
Mobile +44 (0)7831880905