

18 January 2017
Our Ref: 15.760/08.01

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Dear Sir/Madam,

**Re: 77-79 Charlotte Street and 5 Tottenham Mews, London, W1T 4PW: Section 96a
Application for Non-Material Amendments to Planning Permission 2015/1076/P**

Boyer is instructed by Charlotte Street Property Ltd to submit a S96a application for a non-material amendment to planning permission 2015/1076/P (approved 22 December 2016).

Background

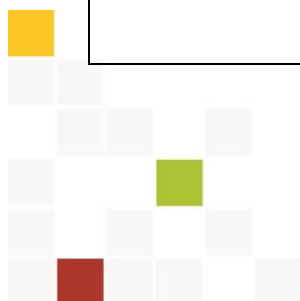
Full planning permission and was granted on 22 December 2016 for the demolition and redevelopment of the above site to provide a new part four, part five and part six storey building plus double basement to provide four flats along with B1 and B1c floorspace. (Ref: 2015/1076/P).

Proposal

This Section 96a application seeks various non-material amendments to the scheme design shown on the approved drawings listed under Condition 2 of the decision. The changes primarily relate to the internal configuration of the floorspace; alterations to the access, stairwells and elevator; and relocation of the cycle and refuse storage. The application does not seek to alter the previously approved residential mix or general layout approved under the previous application.

The table below identifies the specific changes sought on a floor by floor basis and the plans that we wish to be substituted for those approved under the previous application. The existing and approved drawings have also been submitted with this application.

Approved drawing	Revised drawing	Non-material amendment proposed
2128/0298A (Basement floor)	3108B_201B (Basement floor)	Alterations to the internal configuration to include: <ul style="list-style-type: none">• Inclusion of additional stud wall partition to office space• Relocation of the elevator• Alterations to the stairway access• Alterations to the location of the WC facilities



2128/0299A (Lower GF Plan)	3108B_202B (Lower GF Plan)	Alterations to the internal configuration to include: <ul style="list-style-type: none"> • Alterations to the stairway access • Removal of plant room to the rear of the building • Alterations to the light well
2128/0300A (GF plan)	3108B_203B (GF plan)	<ul style="list-style-type: none"> • Internal alterations to include re-location of the stairwell; elevator and room arrangement • Relocation of the building's access and associated reconfiguration of the front elevation • Addition of CCTV camera to the front and rear elevation • Relocation of cycle and refuse store to commercial storage space to the rear of the building
2128/0301A (First Floor Plan)	3108B_204B (First Floor Plan)	<ul style="list-style-type: none"> • Alterations to stairwell access • Rearrangement of internal configuration • Inclusion of openable windows on front and rear elevations.
2128/0302A (Second Floor Plan)	3108B_205B (Second Floor Plan)	<ul style="list-style-type: none"> • Rearrangement of internal configuration and access • Alterations to windows to front and rear elevations and inclusion of openable windows. • Alterations to dimensions of rooflight
2128/0303A (Third Floor Plan)	3108B_206B (Third Floor Plan)	<ul style="list-style-type: none"> • Addition of a terrace and store rooms to the rear • Rearrangement of the internal configuration and access • Openable windows on the front elevation • Addition of folding doors to provide access to the rear terrace.
2128/0304A (Fourth Floor Plan)	3108B_207 (Fourth Floor Plan)	<ul style="list-style-type: none"> • Rearrangement of the internal room configuration and access • Openable windows to the front elevation
2128/0305A (Fifth Floor Plan)	3108B_208B (Fifth Floor Plan)	<ul style="list-style-type: none"> • Replacement of glazed door access to terrace with folding doors • Rearrangement of internal configuration and access

In addition to the proposed plans listed in the table above, the following elevations and sections are included with this application to provide further detail (see below):

- 3108B_301B (Proposed Section A-A)
- 3108B_302B (Proposed Section B-B)
- 3108B_303B (Proposed Section C-C)
- 3108B_304B (Proposed Section D-D)
- 3108B_351B (Proposed Main Elevation)
- 3108B_352B (Proposed Main Elevation 2)
- 3108B_353B (Proposed Rear Elevation)

Assessment

As shown on the accompanying plans, the amendments primarily relate to the internal configuration of the units (including changes the proposed stairwell and elevator positioning); the ground floor access; and minor changes to windows. The proposal does not include material changes to the footprint or elevations of the building and therefore will not adversely impact neighbouring properties. The application does not propose any change to the floor uses or general layouts approved under the previous application, and do not propose any amendments to the approved residential mix. Given the reconfiguration of the layout proposed there are some minor changes to floor areas proposed for both the office and residential units, however these are minor and do not constitute a material amendment.

These changes are proposed in order to provide a more efficient and formalised layout and do not prejudice any stakeholders or consultees consulted as part of the previous application. Given the minor nature of the proposed changes and the fact that there have been no material changes to the development plan or national policy, it is considered that the proposed amendments are acceptable and in accordance with relevant planning policy.

The proposed changes are considered to be *de minimus* and non-material in the context of the overall permission.

A fee for the sum of £195.00 covering the relevant application fees have been paid separately online.

I would be grateful if you could acknowledge receipt of the application and application fee. In the meantime, please do not hesitate to contact me should you require any additional information or wish to discuss the submission further.

Yours faithfully,



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