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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2016/6646/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

18 January 2017

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 provision of revolving doors to the main entrance, introduction of metal deck/gantry at mezzanine level within ground floor service yard area, changes to ground level retail bays along Museum Street, reduction of residential projecting frames by 100mm, re-alignment of rear façade of residential element of proposed building, changes to design of mezzanine decks and second floor mezzanine, amendment to plant screen geometry at roof level, overrun to two approved lifts serving roof terrace increased by 500mm and setting out and position of the public terrace lift core revised.

Drawing Nos: Superseded Plans: 12141\_PL\_(00)\_202 P05, 12141\_PL\_(00)\_203 P05,  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 P04, 12141\_PL\_(00)\_214 P04, 12141\_PL\_(00)\_215 P04,



12141\_PL\_(00)\_216 P02, 12141\_PL\_(00)\_220 P04, 12141\_PL\_(00)\_300 P04,  
12141\_PL\_(00)\_301 P05, 12141\_PL\_(00)\_302 P05, 12141\_PL\_(00)\_303 P04,  
12141\_PL\_(00)\_400 P04

Revised Plans: 12141\_PL\_(00)\_202 P08, 12141\_PL\_(00)\_203 P08,  
12141\_PL\_(00)\_204 P07, 12141\_PL\_(00)\_205 P08, 12141\_PL\_(00)\_206 P07,  
12141\_PL\_(00)\_207 P07, 12141\_PL\_(00)\_208 P07, 12141\_PL\_(00)\_209 P08,  
12141\_PL\_(00)\_210 P08, 12141\_PL\_(00)\_211 P07, 12141\_PL\_(00)\_212 P07,  
12141\_PL\_(00)\_213 P08, 12141\_PL\_(00)\_214 P08, 12141\_PL\_(00)\_215 P08,  
12141\_PL\_(00)\_216 P04, 12141\_PL\_(00)\_220 P08, 12141\_PL\_(00)\_300 P08,  
12141\_PL\_(00)\_301 P09, 12141\_PL\_(00)\_302 P08, 12141\_PL\_(00)\_303 P08 and  
12141\_PL\_(00)\_400 P07.

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 planning permission 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:

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 P08; 12141\_PL\_(00)\_203 P08,  
12141\_PL\_(00)\_204 P07; 12141\_PL\_(00)\_205 P08; 12141\_PL\_(00)\_206 P07;  
12141\_PL\_(00)\_207 P07; 12141\_PL\_(00)\_208 P07; 12141\_PL\_(00)\_209 P08;  
12141\_PL\_(00)\_210 P08; 12141\_PL\_(00)\_211 P07; 12141\_PL\_(00)\_212 P07,  
12141\_PL\_(00)\_213 P08; 12141\_PL\_(00)\_214 P08; 12141\_PL\_(00)\_215 P08,  
12141\_PL\_(00)\_216 P04; 12141\_PL\_(00)\_220 P08; 12141\_PL\_(00)\_251 P03;  
12141\_PL\_(00)\_300 P08; 12141\_PL\_(00)\_301 P09; 12141\_PL\_(00)\_302 P08;  
12141\_PL\_(00)\_303 P08; 12141\_PL\_(00)\_310 P04; 12141\_PL\_(00)\_311 P05;  
12141\_PL\_(00)\_312 P05; 12141\_PL\_(00)\_313 P04; 12141\_PL\_(00)\_400 P07;  
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 (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); R140\_Supporting Information ; and Cover Letter from Gerald Eve dated 02 December 2016.

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

#### Informatives:

##### 1 Reasons for granting permission:

The proposed amendments to the scheme involve alterations to the front reception area to the building to include revolving doors; a reduction of the projecting frames along the residential façade by 100mm; re-alignment of the rear façade of the residential part of the development to extend by 300mm; and amendments to the design of the plant screening so that it is less visible.

Amendments to the lifts include the increase of the 2x lift overrun by 500mm and the setting out and position of the public terrace lift core. Other alterations to the scheme include amendments to the design of the mezzanine platforms at first floor mezzanine and second floor mezzanine level. Additionally, there will be the installation of a lightweight mezzanine structure within the ground floor service yard area. In relation to this, the design of the ground floor bays along Museum Street has been revised to accommodate the new structure.

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 significant 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.

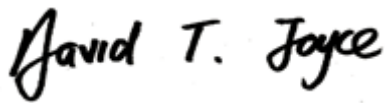
No objection has been raised by the Council's Design Section to the proposed changes. The sites planning history has been taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. The full impact of the 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 highlighted on the plans and/or set out in the description and on the application form and shall only be read in context of the substantive permission granted on 30/03/2015 under ref 2014/5946/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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities

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