

Mr. John Osborn  
Rolfe Judd  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Application Ref: **2017/0459/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

9 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Bloomsbury Plaza**  
**2-8 Bloomsbury Street and 52-56 New Oxford Street**  
**London**  
**WC1B 3ST**

Proposal: Replacement of louvered door and panel and installation of new door on the northeast side elevation and installation of new door on the northwest side elevation of the existing plant room, relocation of existing handrail and replacement of existing ductwork on the roof as amendments to planning permission dated 17/12/2015 ref 2015/3749/P (alterations to ground floor façades on both New Oxford Street and Bloomsbury Street frontages, alterations at roof level, alterations to the rear fenestration, installation of new balconies at the rear and terrace on the roof of 2-8 Bloomsbury Street; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities (Class B1)).

Drawing Nos: Superseded: 895\_GA\_RF rev A; 895\_EE\_03; 895\_EE\_04.

Approved: 895\_GA\_RF PL2; 895\_GE\_03 PL2; 895\_GE\_04 PL3; Covering letter from Rolfe Judd (ref JO/P6538) dated 20th January 2017; Email from John Osborn of Rolfe Judd dated 06/03/2017.



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, condition no. 3 of planning permission 2015/3749/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (895 S 00 rev PL); 895\_EX\_00; EX\_B1; EX\_01; EX\_02; EX\_03; EX\_04; EX\_RF; EE\_01; EE\_02; GE\_03 PL2; GE\_04 PL3; GA\_00 rev A; GA\_01 rev A; GA\_02; GA\_03 rev A; GA\_04 rev A; GA\_B1 rev A; GA\_RF PL2; GE\_01 rev A; GE\_02 rev A; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571); Design and Access Statement produced by Friends Life Ltd/ Buckley Gray Yeoman dated June 2015 and Covering letter from Rolfe Judd (ref JO/P6538) dated 20th January 2017; Email from John Osborn of Rolfe Judd dated 06/03/2017.

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.

Informatives:

- 1 Reasons for granting permission.

The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 17/12/2015 under reference number 2015/3749/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. The proposed amendments relate to roof level and include the replacement of louvered door and panel and installation of new door on the northeast side elevation and installation of new door on the northwest side elevation of the existing plant room, relocation of existing handrail and replacement of existing ductwork on the roof. The installation of new doors within the plant room is considered minimal in terms of changes to the approved scheme. The proposed new ducting between the plant rooms at roof level will be wider in size but will continue to be low level. They would measure 1.1m in height and will be centrally located within the roof. They will not be visible from any public vantage points and are considered minor in nature.

The existing relocated 1.1m handrail on the roof will be positioned within 0.5m of the northern rear elevation of the building. Although this would be more visible from private views it would not have an effect on the overall character or appearance of this part of the building. Further details of the two approved riser caps (terminating caps to the ductwork) are now known and have been included in the elevation drawings. They would measure 1.4m in height and would be viewed against the backdrop of the existing roof plant rooms. They would not have an

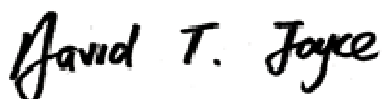
impact on the character or appearance of the building.

It is therefore 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 replacement of louvered door and panel and installation of new door on the northeast side elevation and installation of new door on the northwest side elevation of the existing plant room, relocation of existing handrail and replacement of existing ductwork on the roof and shall only be read in the context of the substantive permission granted on 17/12/2015 under reference number 2015/3749/P and is bound by all the conditions 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  
Director of Regeneration and Planning

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