

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/0713/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

31 March 2017

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

**Grant of Non Material Amendments to planning permission subject to Section 106
Legal Agreement**

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

Proposal:

Non-material 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." Amendments include alterations to building facades and corner design treatment and alterations to basement and ground floor layouts.

Superseded plans/documents:
[insert Superseded plans/documents:]

Drawing Nos: Drawing Nos: Replacement

12141_PL_(00)_200 Rev. P06; 12141_PL_(00)_202 Rev. P06; 12141_PL_(00)_203 Rev. P06; 12141_PL_(00)_204 Rev. P05; 12141_PL_(00)_205 Rev. P05; 12141_PL_(00)_206

Rev. P05; 12141_PL_(00)_207 Rev. P05; 12141_PL_(00)_208 Rev. P05; 12141_PL_(00)_209 Rev. P06; 12141_PL_(00)_210 Rev. P06; 12141_PL_(00)_211 Rev. P05; 12141_PL_(00)_212 Rev. P05; 12141_PL_(00)_213 Rev. P06; 12141_PL_(00)_214 Rev. P06; 12141_PL_(00)_215 Rev. P06; 12141_PL_(00)_216 Rev. P03; 12141_PL_(00)_300 Rev. P06; 12141_PL_(00)_301 Rev. P07; 12141_PL_(00)_302 Rev. P07; 12141_PL_(00)_303 Rev. P06; and 12141_PL_(00)_400 Rev. P05.

Drawing Nos: Superseded

12141_PL_(00)_200 Rev. P05; 12141_PL_(00)_202 Rev. P05; 12141_PL_(00)_203 Rev. P05; 12141_PL_(00)_204 Rev. P04; 12141_PL_(00)_205 Rev. P04; 12141_PL_(00)_206 Rev. P04; 12141_PL_(00)_207 Rev. P04; 12141_PL_(00)_208 Rev. P04; 12141_PL_(00)_209 Rev. P05; 12141_PL_(00)_210 Rev. P05; 12141_PL_(00)_211 Rev. P04; 12141_PL_(00)_212 Rev. P04; 12141_PL_(00)_213 Rev. P04; 12141_PL_(00)_214 Rev. P04; 12141_PL_(00)_215 Rev. P04; 12141_PL_(00)_216 Rev. P02; 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 **subject to** the conclusion of a Section 106 Legal Agreement.

Condition(s) and Reason(s):

- 1 This would involve replacing Condition 2 of the planning permission granted on 30/03/2016 under reference number 2014/5946/P with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos:

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 P06, 12141_PL_(00)_202 P06, 12141_PL_(00)_203 P06, 12141_PL_(00)_204 P05, 12141_PL_(00)_205 P05, 12141_PL_(00)_206 P05, 12141_PL_(00)_207 P05, 12141_PL_(00)_208 P05, 12141_PL_(00)_209 P06, 12141_PL_(00)_210 P06, 12141_PL_(00)_211 P05, 12141_PL_(00)_212 P05, 12141_PL_(00)_213 P06, 12141_PL_(00)_214 P06, 12141_PL_(00)_215 P06, 12141_PL_(00)_216 P03, 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 (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.

- 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.

Informative(s):

- 1 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. The approved drawings have recently been amended under application 2016/2130/P granted on 19/09/2016.

This application seeks further amendments to the approved plans, superseding a number of drawings set out in Condition 2. The amendments proposed include changes to the New Oxford Street and High Holborn corners, the facades of the proposed building and the basement and ground floor layouts and cores.

The façade and corner amendments proposed include the following:

- The New Oxford Street corner angle is to be adjusted to ensure that the upper floor level corner returns are equalised to create a more coherent relationship between the corner and the upper floors;
- The High Holborn corner is to be narrowed to match the width of the New Oxford Street corner and the upper floor is to be narrowed to match the corners to the east to provide greater symmetry;
- The refinement of the corners has resulted in the provision of an additional 93sqm GEA of office floorspace;

- The dormer windows on the New Oxford Street elevations are to be narrowed to reveal more of the sky between each dormer. The widths are to be narrowed to match the dormers on Museum Street and High Holborn creating a more uniform top to the building; and
- The upper floors along Museum Street are to be straightened. The upper floors are to provide a more formal top to the building by giving all facades the same geometry. It should be noted that the lower floors are to remain concave.

The basement and ground floor layout amendments proposed include the following:

- The core layout is to be refined;
- The cycle store is to be relocated to sit under the main office lobby;
- An additional goods lift for the service yard;
- An additional goods lift for the retail uses;
- Royal Mail Group Access relocated;
- Cycle entrance relocated from New Oxford Street to Museum Street;
- Entrance lobby refined;
- Residential core refined;
- Public terrace core refined; and
- Substation layout amended to suit requirements of utilities provider.

The amendments proposed 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. The proposed buildings overall height would not increase as a result of these proposed amendments. Whilst an additional 93sqm GEA of office floorspace is proposed as a result of the façade and corner amendments, in relation to the scale of the proposed building, this amendment to the proposed floorspace is considered to be insignificant.

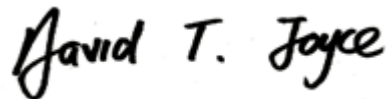
The proposed amendments would not result in any increase to the overall bulk and massing that would raise amenity or townscape impacts. The alterations proposed would not increase the impact of the development on neighbouring occupiers by way of overlooking, loss of light, sense of enclosure or noise.

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

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