

Ms Vanessa Harrison  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/1391/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

12 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**251-258 Tottenham Court Road  
and 1 Bedford Avenue  
London  
W1T 7RB**

Proposal: Amendment to Tottenham Court Road elevation to insert an additional door to create an additional small retail unit granted under reference 2014/6843/P dated 06/05/17 for variation of condition 4 (approved plans) of planning permission ref: 2013/3880/P dated 20 December 2013 for the erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road. (namely for the creation of accessible terraces at 4th, 5th, 6th and 7th floor levels on Morwell Street serving offices).

Drawing Nos: Proposed drawings  
1217\_P\_100 G, 1217\_P\_304 E.

Superseded drawings:  
1217\_P\_100 F, 1217\_P\_304 D.



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 3 of planning permission 2016/5764/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:

1217\_(P)\_001 rev C; 1217\_(P)\_099 rev E; 1217\_(P)\_100 rev G; 1217\_(P)\_101 rev D; 1217\_(P)\_102 rev C; 1217\_(P)\_103 rev C; 1217\_(P)\_104 rev C; 1217\_(P)\_105 rev C; 1217\_(P)\_106 rev D; 1217\_(P)\_107 rev D; 1217\_P\_108 H; 1217\_P\_201 D; 1217\_P\_302 H; 1217\_P\_303 G, 1217\_P\_304 E; 1217\_(P)\_401 rev A; 1217\_(P)\_402 rev A; and 1217\_(P)\_403 rev A.

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 non material amendment:

The proposed amendment involves minor changes to the elevation at street level on Tottenham Court Road which would not impact on the overall design and would provide more activity on the street frontage. The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 30/11/2016 reference 2016/5764/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers. Given the minor nature of the amendments they are not considered to impact in any material way upon the appearance of the host building or street scene.

- 2 You are advised that this decision relates only to the changes shown on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 30/11/2016 reference 2016/5764/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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning

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