

Ms Lisa Webb
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2017/2949/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

28 July 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: Change of use of part of basement from A1/A3 to B1, increase in terrace balustrade and lift overrun height and amendments to cycle and bin store layout, to planning permission for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), for a mixed use scheme (B1/A1/A3/D1/C3) approved under planning permission 2014/5946/P, dated 30/03/2015.

Drawing Nos: Superseded: 12141_PL_(00)_200 Rev. P05; 12141_PL_(00)_301 Rev. P05; 12141_PL_(00)_303 Rev. P04.

Revised and additional drawings and documents: 12141_PL_(00)_200 Rev. P07; 12141_PL_(00)_301 Rev. P10; 12141_PL_(00)_303 Rev. P09; NMA 05 Supporting Information; Cover letter from Gerald Eve dated 16 May 2017; and email from Gerald Eve dated 20 July 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



1 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 P07, 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 P10, 12141_PL_(00)_302 P08,
12141_PL_(00)_303 P09, 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; Cover Letter from Gerald Eve dated 02
December 2016; NMA 05 Supporting Information; Cover letter from Gerald Eve
dated 16 May 2017, email from Gerald Eve dated 20 July 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.

Informative(s):

- 1 Reason for granting permission:

The application is seeking permission for various alterations including: a partial change of use at basement level, alternations to the internal layout of the cycle and refuse store, an increase in height to the terrace balustrades and an increase in height to the lift overrun.

The proposal includes conversion of 263sqm of flexible retail floorspace (A1/A3) to ancillary office floorspace (B1). The space will be used for storage and/or a gym to serve the office occupiers. This would result in the level of B1 floorspace increasing to 36,327 sqm and the retail floorspace reducing to 3,872sqm. The retail floorspace lost would not be at ground floor level and would therefore not impact on the function of the ground floor retail units and their relationship with the street. In the context of the scheme as a whole and given the location of the floorspace at basement level the redistribution of uses would have no material impact.

The residential cycle storage for the approved scheme comprised double tiered parking. However, incoming cables from the substation at ground floor level have resulted insufficient height for the second tier. Therefore, the cycle parking has been split into two stores either side of the refuse area which now occupies the area with restricted head height. The proposed cycle storage is marginally larger than as approved and the refuse store marginally smaller however this will not impact on usability. The number of cycle parking spaces remains as approved.

The residential terrace balustrade at 5th floor level is to be raised by 350mm to allow for a height of 1.5 metres above finished floor level owing to the location of the children's play space. This is a minor change which would not impact on the appearance of the building.

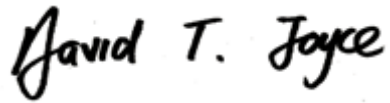
The residential lift overrun has also increase in height by 350mm to accommodate the transfer structure of the residential roof. This increase in height would not be perceivable in views from street level.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. However, a representation was received from Covent Garden Community Association noting no comment on the proposal. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the original approval granted on 30/03/2015 reference 2014/5946/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.

- 2 You are advised that this decision relates only to the changes highlighted on the plans, 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 if necessary 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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