

Mr Tom Jordan
Barr Gazetas
19 Heddons Street
London
W1B 4BG

Application Ref: **2017/5344/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

26 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Noho House
30 Cleveland Street
London
W1T 4JD

Proposal: Rear extension at 4th floor level to be pulled in from north east boundary by 1.5m; retention of rear 4th floor parapet wall and installation of metal balustrade (rather than glass) to north east elevation; sliding doors to terrace at 6th floor level on Tottenham Street elevation (rather than sliding/folding doors and a fixed screen); brushed brass to entrance handles and white render to existing masonry wall at 6th floor level of Cleveland Street elevation to 'extensions at 4th and 5th floor and replacement and enlargement of 6th floor extension to provide additional office floorspace (Class B1) and associated alterations' approved under planning permission 2016/7076/P dated 17/05/2017.

Drawing Nos:

Superseded: 20.206 P1; 20.207 P1; 20.208 P1; 20.251 P1; 20.254 P1; 20.255 P1;
20.271 P1; 20.272 P1; 20.273 P1

Proposed: 20.206 P2; 20.207 P2; 20.208 P2; 20.251 P2; 20.254 P2; 20.255 P2; 20.271
P2; 20.272 P2; 20.273 P2

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 no.3 of planning permission 2016/7076/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: Existing drawings: Site location plan; 00.101 Rev P1; 10.201 Rev P1; 10.202 Rev P1; 10.203 Rev P1; 10.204 Rev P1; 10.205 Rev P1; 10.206 Rev R1; 10.207 Rev P1; 10.208 Rev P1; 10.209 Rev P1; 10.251 Rev P1; 10.252 Rev P1; 10.253 Rev P1; 10.254 Rev P1; 10.255 Rev P1; 10.256 Rev P1; 10.257 Rev P1; 10.258 Rev P1; 10.271 Rev P1; 10.272 Rev P1; 10.273 Rev P1;

Proposed drawings: 20.201 P1; 20.202 P1; 20.203 P1; 20.204 P1; 20.205 P1; 20.206 P2; 20.207 P2; 20.208 P2; 20.209 P1; 20.251 Rev P2; 20.252 Rev P1; 20.253 Rev P1; 20.254 Rev P2; 20.255 Rev P2; 20.256 Rev P1; 20.257 Rev P1; 20.258 Rev P1; 20.271 Rev P2; 20.272 Rev P2; 20.273 Rev P2; 21.601 Rev P1; 21.602 Rev P1; 21.603 Rev P1; 21.604 Rev P1; 21.605 Rev P1

Supporting documents: Heritage statement prepared by Beacon Planning dated December 2016; Noise emission statement prepared by Scotch Partners dated 21st December 2016; Daylight and Sunlight Report prepared by GVA dated December 2016; Planning Statement prepared by DP9 dated December 2016; Design, Access & Sustainability Statement prepared by BC Noho Ltd dated 20/12/16

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

Informatives:

1 Reason for granting

Individually and cumulatively, the changes are relatively minor and do not alter the overall design of the approved extensions and alterations to the office building. The bulk would be reduced slightly at the rear as the rear extension would be pulled in by 1.5m from the north-east boundary.

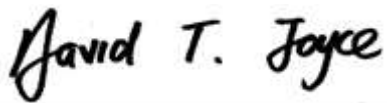
The pulling back of the rear extension at 4th level and the retention of the 4th floor parapet would result in the creation of a strip of terrace on the north-east side of the building. The existing building has a terrace in this location. Therefore the narrow strip of terrace would have no greater impact on neighbouring amenity than that which already exists.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2016/7076/P dated 17/05/2017. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene and conservation area, and impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and the application form and shall only be read in the context of the substantive permission granted on 17/05/2017 under reference number 2016/7076/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
Director of Regeneration and Planning

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