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FAO: Jenna Litherland

29 November 2017

Our ref: LJW/HBR/J10182C

Your ref: 2014/5946/P (PP-06553525)

Dear Sir

**21-31 New Oxford Street
Non-Material Amendment Application (s96a)**

We write on behalf of our client, 21-31 New Oxford Street Development Limited, to submit a non-material amendment application (s96a), to planning permission ref. 2014/5946/P, for a number of amendments to the approved drawings in respect of 21-31 New Oxford Street.

The Site

The application site is located in the London Borough of Camden. The building fronts on to four streets: New Oxford Street, Museum Street, High Holborn and Dunn's Passage.

The existing building is a standalone ground plus seven upper storey post war building which was used as a sorting office up until the early 1990's.

Background

Planning permission was granted on 30 March 2015 for the remodelling, refurbishment and extension of the existing building, to provide 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 (Class A1/A3/D1) and 21 affordable housing units (Class C3) along with associated highway, landscaping and public realm improvements.

Since this time, a number of amendments have been made to the scheme through the submission of non-material amendment applications. These are as follows:

- NMA 1 (ref. 2016/0713/P) – Amendments to the New Oxford Street and High Holborn corners as well as revised basement and ground floor layouts to improve efficiency. The Deed of Variation was signed and a decision was issued on 31 March 2017.

- NMA 2 (ref. 2016/2130/P) – Extension of the glazing on the eighth floor mezzanine level of the building (east elevation) to provide an improved outlook for the occupiers of the eighth floor of the proposed office building. The application was permitted on 19 September 2016.
- NMA 3 (ref. 2016/6646/P) – Amendment to the mezzanine deck at level 8 and minor changes to the north and south elevations to provide associated access doors to the terraces. This application was permitted on 13 January 2017.
- NMA 4 (ref. 2016/6646/P) – Provision of revolving doors to the main entrance, introduction of metal deck/gantry at mezzanine level within ground floor service yard area, changes to ground level retail bays along Museum Street, reduction of residential projecting frames by 100mm, re-alignment of rear façade of residential element of proposed building, changes to design of mezzanine decks and second floor mezzanine, amendment to plant screen geometry at roof level, overrun to two approved lifts serving roof terrace increased by 500mm and setting out and position of the public terrace lift core revised. This application was permitted on 18 January 2017.
- NMA 5 (ref. 2017/2959/P) – 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. This application was permitted on 28 July 2017.

Proposals

Since the previous non-material amendment application (NMA 5 ref. 2017/2959/P), there has been further refinement to the detailed design of the proposed building. The proposed changes consist of the following:

1. Reduction in entrance canopy extents;
2. Amended retail entrance door layout;
3. Glazed opening to Dunn's Passage;
4. Amendment to Dunn's Passage upstand; and
5. Voids at levels 6 and 7.

This letter deals with each of the proposed changes in turn below.

1. Reduction in entrance canopy extents

Since the original planning permission (ref. 2014/5946/P) was granted for the site, it is our understanding that the pavement along Museum Street is no longer being widened as part of London Borough of Camden highway works. Accordingly, it is proposed to cut back the canopy extent to suit London Borough of Camden highways guidance of being 900mm from the edge of the pavement. Furthermore, the central canopies have been removed to allow the continuous central vertical slot to be read on the main façade.

This change has been presented to London Borough of Camden Design Officers and agreed to be acceptable in principle. Due to the minor nature of the proposal, it is considered that this can be dealt with as a non-material amendment to the permitted scheme.

2. Amended retail entrance door layout

The original planning application for the site included an indicative layout of the retail entrance doors. Since this time there has been a considerable amount of additional work undertaken, with input from retail agents, on the detailed layout arrangements of the ground floor units, including the subdivision of the units, and where entrances to the retail units will be most appropriate.

Accordingly, this application relates to the entrance doors to the small independent retail on the southern façade on High Holborn as well as two new entrance doors on the two western corners of the building where New Oxford Street and High Holborn meet Museum Street.

This application also seeks revised and additional entrance doors along the southern façade into the small independent retail units. The proposed single door access (1m wide clear opening) ensures a consistent elevation along High Holborn which is in keeping with the design of the building. Two sets of double doors are proposed at either end of the small independent retail entrance doors, allowing additional access should the basement retail space be let separately.

In addition, two new entrance doors are proposed on the western corners of the building fronting the corner of New Oxford Street and Museum Street and High Holborn and Museum Street. Following advice from retail agents, the doors provide additional access to the corner retail units, in prominent locations. Whilst the corner doors on the New Oxford Street and Museum Street do not provide level access, the main entrance doors to the retail unit will be on New Oxford Street, which offers level access. Signage will be provided from the stepped entrance to the level entrance so members of the public are aware of this but would be subject to a separate advertisement consent application. A Management Strategy has been submitted with this application to say that if only one door is open it will always be the level access door. This was suggested by Camden's Access Officer.

These proposals have been discussed with Camden Design and Access Officers and considered to be acceptable in principle. Due to the very minor nature of the proposals in the context of the wider scheme, this change is considered to be non-material and can be dealt with by way of a s96a application.

3. Glazed opening to Dunn's Passage

As part of the original planning permission (ref. 2014/5946/P), a glazed opening was proposed at the north of Dunn's Passage into the corner retail unit and access to the roof terrace. On the planning drawings that were approved as part of the original planning permission, there was a note which advised that the openings to the wall were indicative only as further work was required to understand whether the building structure would allow for an opening in this location. Following further detailed design work, the maximum glazed opening achievable in this location is a 2x3m opening as show on the proposed ground floor plan.

In addition, the glazed openings at the southern end of Dunn's Passage have been reconfigured to provide light to the ancillary residential space at mezzanine level.

These changes have been discussed and agreed in principle with Camden Design Officers. Due to the minor nature of the proposals, it is considered that these changes can be considered as non-material amendments to the permitted scheme.

4. Amendment to Dunn's Passage upstand

Following detailed discussions with Camden Officers in regards to Condition 3b of the original planning permission (ref. 2014/5946/P) in respect of the louvres and planting along Dunn's Passage, Camden Design Officers requested that the concrete upstand along the majority of Dunn's Passage was extended to match the adjacent. Accordingly, the concrete upstand has been extended further north up Dunn's Passage to the fire escape doors from the public roof terrace.

This is as discussed and agreed with Camden Officers and due to its minor nature can be dealt with as a non-material amendment to the scheme.

5. Voids at Levels 6 and 7

As you may be aware, a significant part of the building has been let. The tenant will be taking on the fifth, sixth, seventh and eighth floors. They are therefore seeking an internal link. The link proposed would be between levels 5 and 7 and would be solely for access purposes. This will result in two voids in levels 6 and 7 both measuring 7.9m x 5.5m.

Due to the minor internal change, we consider this can be dealt with as a non-material amendment to the permitted scheme.

Substitution Drawings

The proposed drawings are substituted against the original scheme (ref. 2014/5946/P) this being the operative planning permission for the site.

As part of this non-material amendment application, we seek to substitute the following drawings:

Drawing Title	Original Approved (App. Ref. 2014/5946/P)	Current Proposed Substitution
Ground Floor Plan	PL_(00)_202 P05	PL_(00)_202 P10
Mezzanine Level Plan	PL_(00)_203 P05	PL_(00)_203 P09
Sixth Floor Plan	PL_(00)_211 P04	PL_(00)_211 P07
Seventh Floor Plan	PL_(00)_212 P04	PL_(00)_212 P07
North Elevation	PL_(00)_300 P04	PL_(00)_300 P09
South Elevation	PL_(00)_301 P05	PL_(00)_301 P10
West Elevation	PL_(00)_302 P05	PL_(00)_302 P09
East Elevation	PL_(00)_303 P04	PL_(00)_303 P09
Section AA	PL_(00)_400 P04	PL_(00)_400 P08

We have also provided an illustrative supporting document which explains the background behind the changes and highlights the proposed changes on the drawings.

Application Documents

Accordingly, we enclose the following documents, in support of this application, submitted via Planning Portal:


- A copy of this cover letter;
- Non-material amendment application forms;
- Notice Schedule;
- Site location plan;
- Approved and proposed floor plans, elevations and sections;
- Illustrative supporting document; and
- Management Strategy;

The application fee has been paid by cheque following the submission of the application on the Planning Portal (Planning Portal ref. PP-06553525).

We trust that you have everything required to validate and determine the application.

Should you have any questions in the meantime, please do not hesitate to contact either Hannah Bryant or Liam Lawson Jones (0203 486 3605), of this office.

Yours faithfully



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