

Ms Lisa Webb
Gerald Eve LLP
72 Welbeck Street
London
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Application Ref: **2017/6719/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

16 January 2018

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: Reduction in the extent of the entrance canopies, amendments to retail entrance doors, amendments to glazed opening to Dunn's Passage, amendments to Dunn's Passage upstand and addition of a void in the floorplate of levels 6 & 7 to create vertical link between levels 5 and 7, 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: Approved: PL_(00)_202_P05; PL_(00)_203_P05; PL_(00)_211_P04;
PL_(00)_212_P04; PL_(00)_300_P04; PL_(00)_301_P05; PL_(00)_302_P05;
PL_(00)_303_P04; PL_(00)_400_P04.

Proposed: PL_(00)_202_P10; PL_(00)_203_P09; PL_(00)_211_P08; PL_(00)_212_P08;
PL_(00)_300_P09; PL_(00)_301_P11; PL_(00)_302_P09; PL_(00)_303_P10;
PL_(00)_400_P08; NMA 06 Supporting Information by Allford Hall Monaghan Morris
architects dated November 2017; The Post Building; North West Corner Retail Unit -
Access Strategy V1 by Broadgate Estates; Cover letter from GeraldEve dated 29
November 2017.



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.2 of planning permission 2014/5946/P shall be replaced with the following condition:

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 P10, 12141_PL_(00)_203 P09,
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 P08, 12141_PL_(00)_212 P08,
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 P09, 12141_PL_(00)_301 P11, 12141_PL_(00)_302 P09,
12141_PL_(00)_303 P10, 12141_PL_(00)_310 P04, 12141_PL_(00)_311 P05,
12141_PL_(00)_312 P05, 12141_PL_(00)_313 P04, 12141_PL_(00)_400 P08,
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; NMA 06
Supporting Information by Allford Hall Monaghan Morris architects dated
November 2017; The Post Building; North West Corner Retail Unit - Access
Strategy V1 by Broadgate Estates; Cover letter from GeraldEve dated 29

November 2017.

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

Informative(s):

1 Reason for granting permission:

The application seeks permission for various alterations including: reduction in the extent of the entrance canopies, amendments to the retail entrance doors, amendments to the glazed opening to Dunn's Passage, amendments to the Dunn's Passage upstand and addition of a void in the floorplate of levels 6 & 7 to create vertical link between levels 5 and 7.

Entrance canopies - The extent of the entrance canopies has been reduced both in terms of their location and projection from the building. This has resulted from a change to the highway works along Museum Street whereby the footway is no longer being widened. This is to comply with guidance that canopies should be set 900mm from the pavement edge. The canopy will also only be above the entrances rather than spanning the façade between the entrances. This change is considered to be minor and would not impact on the overall appearance of the building.

Retail entrance doors - The proposal includes changes to the retail entrances following detailed layout designs. The most significant of the changes change is provision of entrance doors on the corners of New Oxford Street and Museum Street and High Holborn and Museum Street. The new entrance to the unit on the corner of New Oxford Street and Museum Street would not have level access, however, the applicant has provided a management strategy which ensures that this door remains a secondary entrance to the unit and that the level access doors on New Oxford Street would remain in use at all times. The proposals have been discussed with the Access Officer and are considered to be acceptable.

Dunn's Passage - The extent of glazing has been reduce from what was originally envisaged at application stage. This is partially due to structural requirements. The glazing will still allow for a level of natural surveillance and would not detract from the appearance of the building. Furthermore, following a request from Camden Officers the concrete upstand has been extended further along Dunn's Passage to tie in with the adjacent planter. This is considered to improve the appearance of the elevation.

Void in floorplates - Part of the building has now been let and the tenant seeks to create a vertical link between levels 5 and 7. In order to achieve this a void is proposed at 6th and 7th floor level. This would not meaningfully decrease the level of floorspace and is considered to be a minor change.

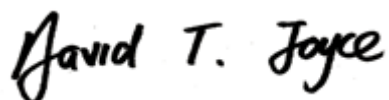
Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue 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 these amendments alongside previous amendments made to the scheme 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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