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Application Ref: **2017/7082/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

22 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**80 Charlotte Street**  
**London**  
**W1T 4DF**

Proposal: Variation of condition 2 (approved drawings) granted under ref 2010/6873/P dated 16/03/2012 for mixed use redevelopment of site, to demolish post war building on Charlotte Street, Chitty Street, Howland Street and part Whitfield Street and erection of new mixed use buildings as amended by a minor material amendment on 30/03/2016 ref 2015/7017/P, to include installation of external staircase from 7th to 8th floors on the Whitfield Street elevation with associated balustrade.

Drawing Nos: A-07-P2107 rev 00; A-07-P2108 rev 00; A-07-P2303 rev 00; A-07-P2304 rev 00; A-07-P4103 rev 00

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 ref 2010/6873/P dated 16/03/2012 (as amended by planning permission ref: 2015/7017/P dated 30/03/2016) 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-



A-07-P2304 rev 00; P3121 04; A-07-P4103 rev 00; P1020 02; P2099 5; P2100 05; P2101 03; P2102 03; P2103 03; P2104 03; P2105 03; P2106 04; A-07-P2107 rev 00; A-07-P2108 rev 00; P2109 05; P2110 03; P2150 02; A-07-P2303 rev 00; P3150 05; P2301 05; P3101 05; P3120 04; P2302 05; P3130 04; P2211 05; P1000 03; P1099 06; P1100 05; P1101 05; P1102 05; P1103 05; P1104 06; P1105 01; P1106 01; P1107 01; P1300 02; P1301 02; P1310 01; P1311 01; Basement Impact Assessment (8th Dec 2015); Ground Contamination Risk Assessment and Remediation Strategy (8th Dec 2015); Noise Impact Addendum Assessment (Dec 2015); Sustainability Statement Addendum (11th Dec 2015); Energy Statement Addendum (11th Dec 2015); Façade Retention and Basement Proposals (9th Dec 2015); Supplementary Design Report (Dec 2015); Construction Method Statement (Dec 2015); Historic Environment Assessment (Buried Assets) (Dec 2015); Geotechnical Desk Study (Dec 2015); Air Quality Assessment (Addendum) (Dec 2015)

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

Informative(s):

1 Reason for granting permission

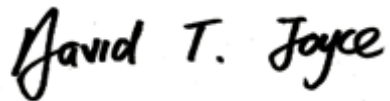
The amendment involves the following- installation of an external staircase on the approved external terrace area from the 7th to the 8th floors on the Whitfield Street (northern) elevation with associated balustrade. A new opening would be created within the approved railings at 8th floor level to allow access to the stair. The balustrade would match the materials of the approved railings that surround the terraces at 7th and 8th floors. The changes are relatively minor and do not alter the basic and distinctive design principles of the approved development, nor its bulk, height and form. Due to the location of the stair at this high level its visibility would be limited from views from the surrounding streets.

The full impact of the scheme has already been assessed by virtue of the previous planning permission dated 30/03/2016 ref 2015/7017/P. 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/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 30/03/2016 ref 2015/7017/P and is bound by all the outstanding 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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