

Mr Jai Sidhu
Gerald Eve LLP
72 Welbeck Street
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Application Ref: **2019/2319/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

29 July 2019

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: Non-Material Amendment to amend the trigger for Condition 11 granted under reference 2014/5946/P dated 30/03/15 for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, winter gardens, 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 (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

Drawing Nos: Cover letter (Gerald Eve) dated 29 April 2019.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

REPLACEMENT CONDITION 11

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the relevant part of the development, or in the case of soft landscaping by not later than the end of the planting season following completion of the development.



Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for approval:

Amending the trigger from 'first occupation of the residential units' to 'first occupation of the relevant part of the development' will still ensure the landscaping comes forward and will allow the occupation of some of the dwellings whilst landscaping works on other parts of the development (namely Dunn's Passage) are still being carried out.

The full impact of the proposed development has already been assessed by virtue of the original approval granted on 30/03/15 under 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. The amendments sought are not considered an amendment that would be of public interest. Given the above, the amendments are considered non-material.

2 You are advised that this decision relates only to the amendment of condition 11 and shall only be read in the context of the substantive permission granted on 30/03/15 under reference 2014/5946/P and is bound by all the conditions 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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