

Application ref: 2020/5306/P
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DP9
100 Pall Mall
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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: Replacement of 3 facade bay windows with 3 bays of full height glazed sliding doors on Howland Street facade at 7th floor level, plus installation of LED lights at 5th floor level on Whitfield Street elevation, as amendments to planning permission reference 2010/6873/P granted on 16/03/2012 (as amended by planning permissions 2015/7017/P dated 30/03/2016 and 2017/7082/P dated 22/02/2018) for a mixed use development

Drawing Nos:

Superseded plans- A-07-P2304 rev 00.

Proposed plans- 13560-A-P-L07-07-106; 13560-A-P-L07-07-102; 13560-A-P-L07-07-103; 13560-A-P-L05-07-102.

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 reference 2010/6873/P granted on 16/03/2012 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-

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; 13560-A-P-L05-07-102 (lighting); 13560-A-P-L07-07-106; 13560-A-P-L07-07-102; 13560-A-P-L07-07-103; 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 approval-

The glazing at 7th floor level will be altered from 3 full height window bays to 3 bays of full height sliding doors on the Howland Street elevation. Given the location of the windows at 7th floor level it is considered that the changes will be minor in nature. They would not be visible from street level due to their position and setback from the Howland Street elevation. The scale, footprint and overall design of the approved building will remain unchanged. These changes are minor and would preserve the character and appearance of the approved building design.

There is already access to the 7th floor roof terrace by a smaller single door opening. The proposal would allow for the increased number of access points by the 3 full height door openings onto the terrace. Given that there is already a terrace area at this level, there would be no change to the planning considerations as a result of the proposal.

Internal lighting will be installed behind the hit-and-miss brick elevation at 5th floor level on the Whitfield Street elevation. There is no lighting on the Whitfield Street elevation of the building. The installation of LED lighting between the glazing and the brick hit-and-miss elevation at 5th floor level on the Whitfield Street elevation will visually change the 5th floor level particularly during the evening. However, as the lighting will be behind the brick weave where light will only permeate through the spaces in the brickwork, it is not considered to change the character or appearance of the approved building nor be considered to result in a material change to the original permission.

None of the changes would introduce new impacts on the amenity of occupiers of neighbouring properties, nor would they significantly alter any impacts arising from the approved development. The design changes would all preserve the character

and appearance of the approved building, the streetscene and the wider conservation area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under planning reference 2010/6873/P granted on 16/03/2012 (as later amended by planning permissions refs 2015/7017/P dated 30/03/2016 and 2017/7082/P dated 22/02/2018).

In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the wording of the development description and shall only be read in the context of the substantive planning permission reference 2010/6873/P granted on 16/03/2012 (as amended by planning permissions refs 2015/7017/P dated 30/03/2016 and 2017/7082/P dated 22/02/2018) 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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