

Application ref: 2021/0875/P
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Date: 13 April 2021

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Barr Gazetas
19 Heddons Street
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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:

Noho House
30 Cleveland Street
London
W1T 4JD

Proposal: Non material amendment of planning permission 2016/7076/P granted on 17/05/2017 for (amongst others) 'erection of extensions at 4th and 5th floor, replacement and enlargement of 6th floor extension to provide additional office floorspace (Class B1) creation of terrace at 5th floor level and enlargement of 6th floor terrace' by way of installation of lead coping flashing to the existing parapet coping stone at 6th floor level to Cleveland Street and Tottenham Street

Drawing Nos: Replacement drawings: 1621.4_20: 208 P4, 271 P4, 272 P4
Superseded drawings: 1621: 2_20: 271 P1, 272 P1, 3_20 208 P1

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. 3 of planning permission 2016/7076/P shall be replaced with the following condition:

REPLACEMENT CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing drawings: Site location plan; 00.101 Rev P1; 10.201 Rev P1; 10.202 Rev P1; 10.203 Rev P1; 10.204 Rev P1; 10.205 Rev P1;

10.206 Rev R1; 10.207 Rev P1; 10.208 Rev P1; 10.209 Rev P1; 10.251 Rev P1; 10.252 Rev P1; 10.253 Rev P1; 10.254 Rev P1; 10.255 Rev P1; 10.256 Rev P1; 10.257 Rev P1; 10.258 Rev P1; 10.271 Rev P1; 10.272 Rev P1; 10.273 Rev P1;

Proposed drawings: 20.201 P1; 20.202 P1; 20.203 P1; 20.204 P1; 20.205 P1; 20.206 P1; 20.207 P1; 20.208 P4, 20.209 P1; 20.251 Rev P1; 20.252 Rev P1; 20.253 Rev P1; 20.254 Rev P1; 20.255 Rev P1; 20.256 Rev P1; 20.257 Rev P1; 20.258 Rev P1; 20.271 Rev P4; 20.272 Rev P4; 20.273 Rev P1; 21.601 Rev P1; 21.602 Rev P1; 21.603 Rev P1; 21.604 Rev P1; 21.605 Rev P1

Supporting documents: Heritage statement prepared by Beacon Planning dated December 2016; Noise emission statement prepared by Scotch Partners dated 21st December 2016; Daylight and Sunlight Report prepared by GVA dated December 2016; Planning Statement prepared by DP9 dated December 2016; Design, Access & Sustainability Statement prepared by BC Noho Ltd dated 20/12/16

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

Informative(s):

- 1 The application seeks approval for amendments to planning permission 2016/7076/P by way of the addition of a lead coping on the edge of the top of the main, six storey part of the building, on the Tottenham Court Road and Cleveland Road elevations. The previously approved drawings had a stone coping to the parapet walls.

The proposed lead coping would not have any material impact upon the appearance of the building, the character or appearance of the Conservation Area or the amenity of occupiers at the site or in the surrounding area. The alteration is at high level and would not be visible from the street.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 17/05/2017 under ref 2016/7076/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 appearance and neighbour impact. 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 installation of lead coping flashing to the existing parapet coping stone at 6th floor level to Cleveland Street and Tottenham Street and shall only be read in the context of the substantive permission granted on 17/05/2017 under reference number 2016/7076/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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

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