

Application ref: 2021/0599/P  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**40-50 Arthur Stanley House**  
**Tottenham Street**  
**London**  
**W1T 4RN**

Proposal: Alterations to internal layout and rear elevation to accommodate internal lightwell to rear of building for office use, as amendment to planning permission reference 2017/4306/P (dated 30/08/18) as varied by permission reference 2020/1547/P dated 08/01/21.

Drawing Nos: Superseded drawings: 15068\_(00)\_P098 P05, 15068\_(00)\_P099 P05, 15068\_(00)\_P100 P06, 15068\_(00)\_P101 P05, 15068\_(00)\_P203 P05, 15068\_(00)\_P222 P05, 15068\_(00)\_P302 P05.

Amended drawings: 15068\_(00)\_P098 P06, 15068\_(00)\_P099 P06, 15068\_(00)\_P100 P07, 15068\_(00)\_P101 P06, 15068\_(00)\_P203 P06, 15068\_(00)\_P222 P06, 15068\_(00)\_P302 P06, Arthur Stanley house Revised Lower Floors 15068 Arthur Stanley House / January 2021 / Rev 01, 15068 Arthur Stanley House / January 2021 / Rev 01, Covering letter (DP9) 2nd February 2021.

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 2017/4306/P (amended by 2020/1547/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:

(00)\_P091-P05; (00)\_P098-P06; (00)\_P099-P06; (00)\_P100-P07; (00)\_P101-P06; (00)\_P102-P05; (00)\_P103-P05; (00)\_P104-P05; (00)\_P105-P05; (00)\_P106-P05; (00)\_P107-P05; (00)\_P108-P05; (00)\_P109-P05; (00)\_P200-P05; (00)\_P201-P05; (00)\_P202-P05; (00)\_P203-P06; (00)\_P204-P05; (00)\_P220-P05; (00)\_P221-P05; (00)\_P222-P06; (00)\_P223-P05; (00)\_P224-P05; (00)\_P225-P05; (00)\_P230-P05; (00)\_P231-P05; (00)\_P301-P05; (00)\_P302-P06; (00)\_P303-P04; Design and Access Statement by Allford Hall Monaghan Morris Architects dated July 2017; Design and Access Statement Addendum by Allford Hall Monaghan Morris Architects dated November 2017 and March 2018; Visual Impact and Heritage Assessment by Peter Stewart Consultancy dated July 2017; Planning Statement by DP9 dated July 2017; Drainage Strategy Report by Heyne Tillett Street Ltd dated 30 November 2017; Planning Noise and Vibration Report by Sandy Brown dated July 2017; Structural Planning Report by Heyne Tillett Street Ltd dated July 2017; Amendment to Structural Planning Report by Heyne Tillett Street Ltd dated November 2017; Construction Management Plan by Crosby Transport Planning dated July 2017; Statement of Community Involvement dated July 2017; Air Quality Assessment by Waterman dated July 2017; Transport Plan by Crosby Transport Planning dated July 2017; Sustainability and Energy Statement by Green Building Design Consultants and SRE dated July 2017; Addendum to Energy Statement by Thornton Reynolds dated 30 November 2017; Preliminary Ecology Appraisal by The Ecology Appraisal dated July 2017; Daylight & Sunlight Report by Point 2 Surveyors dated July 2017; Updated Daylight & Sunlight Report by Point 2 Surveyors dated March 2018; Letter on Internal Daylight Amenity by Point 2 Surveyors dated 3 April 2018; Daylight -window maps (P716/W/01, P716/W/03, P716/W/05, P716/W/02); BREEAM Pre-Assessment Review Planning Stage by ECiBE Ltd; Proposed area schedule by Allford Hall Monaghan Morris Architects dated 2 March 2018; Basement Impact Assessment by CGL dated November 2017; and Basement Impact Assessment Audit by Campbell Reith dated January 2018, Arthur Stanley House / January 2021 / Rev 01, Covering letter (DP9) 2nd February 2021.

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

#### Informatives:

##### 1 Reason for granting non-material amendment:

This application seeks to:

- cut away part of the ground floor slab to the rear to allow more natural light to the lower levels within a three storey internal lightwell
- amend the fenestration pattern of the glazing within the rear lightwell
- change 'Office/GP surgery' on the plans to just 'Office'.

The removal of the GP surgery allows for part of the ground floor to be cut out. This would not impact significantly on the external appearance. The amendments to the glazing bars for the entrance, within the rear lightwell, do not lessen the design quality and are not considered material to the overall development.

The original application was approved with a section 106 obligation for the developer to use reasonable endeavours to market floorspace for a GP surgery. A marketing plan was submitted, showing that they had been unsuccessful in letting out the space as a GP, and the GP/office space was therefore approved for office

use solely. The submitted plans reflect this agreement.

The proposed changes are considered to be non-material with regards the host permission.

- 2 You are advised that this decision relates only to the development trigger point by which details of the landscaping is required as set out in the description and in the covering letter that accompanied the application and shall only be read in the context of the substantive permission granted on 30th August 2018 under reference number 2017/4306/P, amended by planning permission reference 2020/1547/P dated the 8th of January 2021 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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