

22 Tower Street

Non-Material Amendment Application
Planning Ref : 2019 / 0004 / P

08.09.21

CLARIDGEARCHITECTS



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Introduction

1.0 Introduction



Introduction

The site is bound to the south-west by Tower Street, and to the north-east by a pedestrianised alley, Tower Court. The site is located just metres away from Seven Dials and it falls within the Seven Dials Conservation Area.

The main property forming 22 Tower Street comprises a ground floor plus 4 storeys above and a basement, considerably taller than the surrounding buildings, with a varied roof-scape.

At the rear of the site, the courtyard houses a large conservatory, added in the 1980s, after the conversion of the school to office accommodation in the 1960s.

The site also includes a single storey wing to the North facing Tower Street extending to the rear and a separate three storey house (2 Tower Court), also part of the Listed designation, but not part of this application.



01



02



03

- 1 Front facade as existing
- 2 Main entrance as existing
- 3 Existing orangery, to be replaced

2

Planning History



Proposed front elevation

Planning Approvals

2019/0004/P

Granted Subject to a Section 106 Legal Agreement (Feb 11 2020) - Full Planning Permission

Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension

2019/0737/L

Granted (Feb 11 2020) - Listed Building Consent

Internal and external alterations, replacement of rear conservatory with single storey rear extension and construction of first floor front and side extension

2020/1157/P

Granted (Apr 22 2020) - Non Material Amendments

Non-material amendment to vary condition 3 (approved drawings) of planning permission reference 2019/0004/P dated 11/12/2020 (Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension); CHANGES ARE to amend previously approved drawing numbers.

2020/0957/L

Granted (Apr 22 2020) - Listed Building Consent

Internal and external alterations, replacement of rear conservatory with single storey rear extension and construction of two storey front and side extension (Resubmission to correct drawing numbers on previous approved application 2019/0737/L)



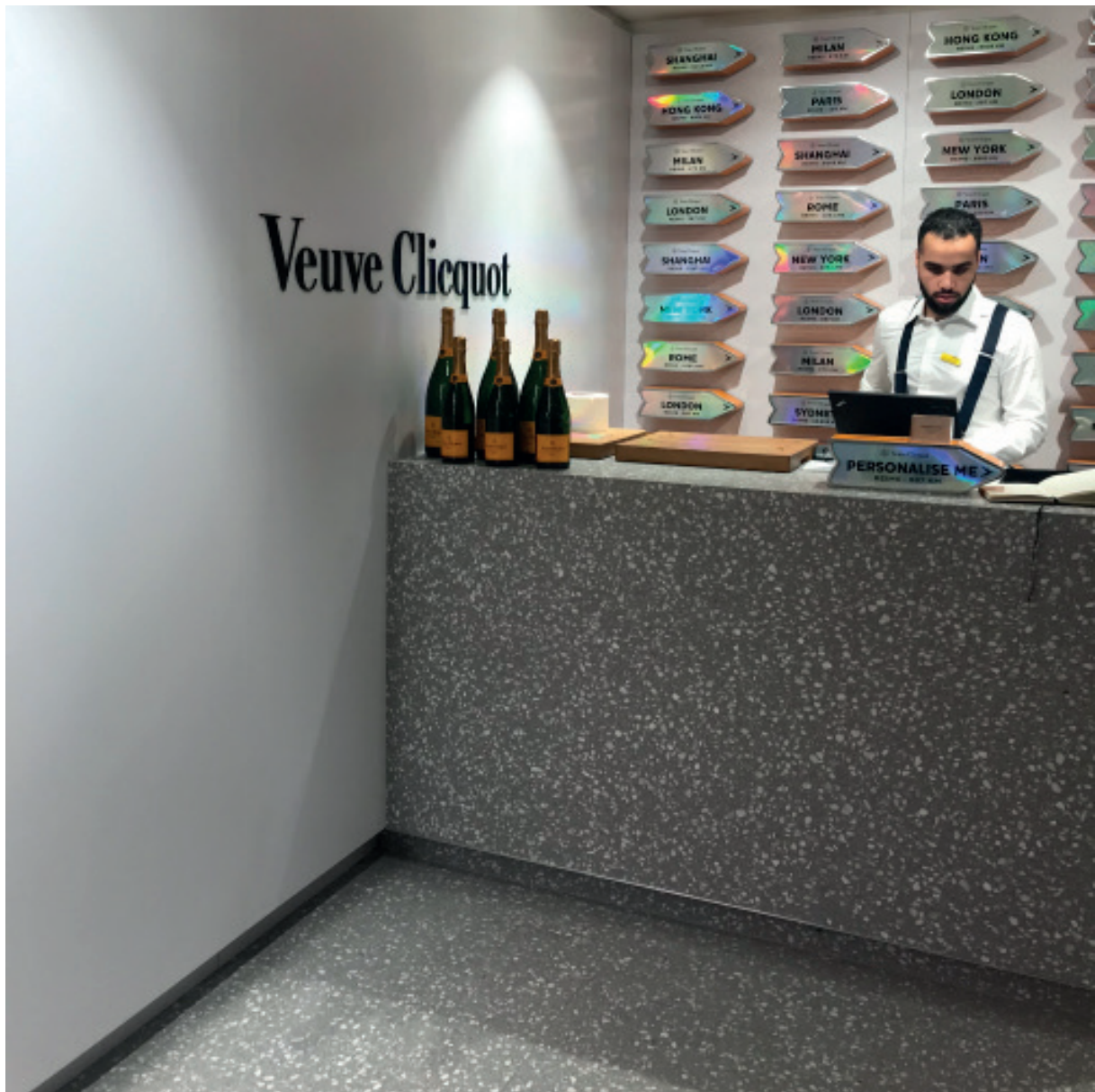
Proposed rear elevation



Detail - Front elevation of infill extension



Proposed side elevation



Grey terrazzo cladding precedent

Discharge of Conditions (4) Materials

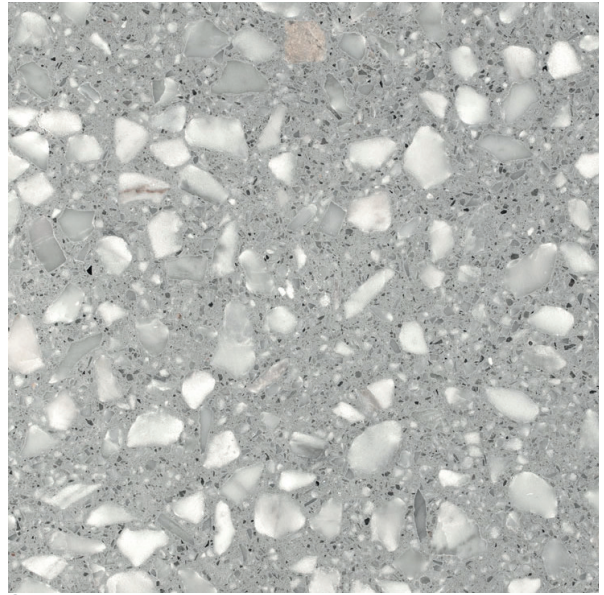
2020/2814/P

Granted (Mar 15 2021) - Approval of Details

Details required by condition 4 (Materials) of planning permission 2019/0004/P dated 11/02/2020 for Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension



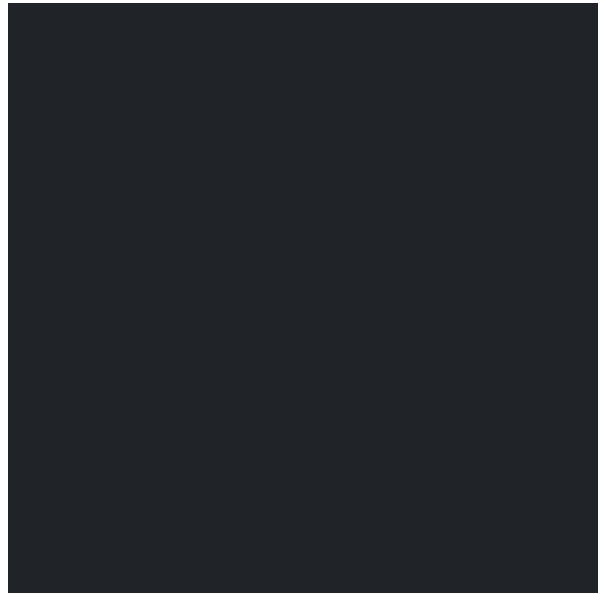
Red agglomerate stone



Grey terrazzo stone



Minimal frame windows precedent



RAL 9004 - Signal Black

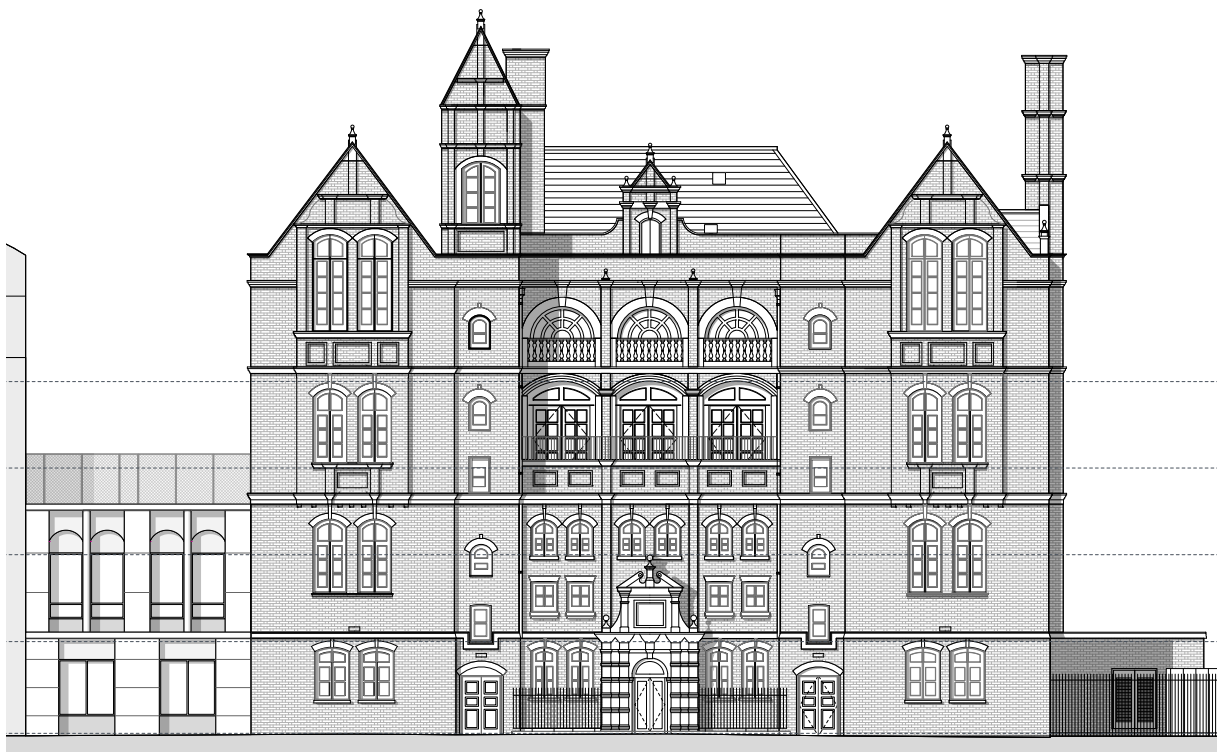


Slate



3

Proposed Changes



Consented front elevation