

Application ref: 2022/5256/P  
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Date: 15 February 2023

**Development Management**  
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Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**31-37 Whitfield Street  
London  
W1T 2SF**

Proposal: Amendments to planning permission 2020/3798/P, which itself was an amendment to permission 2019/6274/P dated 06/03/2020 (for External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level), namely to alter the design of the approved Charlotte and Whitfield Street entrances and to omit the approved staircase extension at roof level.

Drawing Nos:

Superseded: A\_1496\_PA\_0500\_A, A\_1496\_PA\_0501\_A, A\_1496\_PA\_2099\_A,  
A\_1496\_PA\_2000\_A, A\_1496\_PA\_2001\_A, A\_1496\_PA\_2002\_A,  
A\_1496\_PA\_2003\_A, A\_1496\_PA\_2004\_A, A\_1496\_PA\_2005\_A,  
A\_1496\_PA\_2010\_A, A\_1496\_PA\_2100\_A, A\_1496\_PA\_2101\_A, A\_1496\_PA\_2102\_A

Proposed: 5447\_00\_500, 5447\_00\_501, 5447\_00\_099, 5447\_00\_100, 5447\_00\_101,  
5447\_00\_102, 5447\_00\_103, 5447\_00\_104, 5447\_00\_105, 5447\_00\_106,  
5447\_00\_200, 5447\_00\_201, 5447\_00\_202

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 2020/3798/P, which was an amendment to permission 2019/6274/P dated 06/03/2020 shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: A 1496 GA 1000, A 1496 GA 1001, A 1496 GA 1002, A 1496 GA 1003, A 1496 GA 1004, A 1496 GA 1005, A 1496 GA 1010, A 1496 GA 1099, A 1496 GA 1100, A 1496 GA 1102, A 1496 GA 1101, A 1496 GA 1150, A 1496 GA 1151, A 1496 GA 1152, A 1496 GA 1152, A 1496 GA 1200, A 1496 GA 2099 A, A 1496 GA 2150 A, A 1496 GA 2151 A, A 1496 GA 2152 A, 5447\_00\_500, 5447\_00\_501, 5447\_00\_099, 5447\_00\_100, 5447\_00\_101, 5447\_00\_102, 5447\_00\_103, 5447\_00\_104, 5447\_00\_105, 5447\_00\_106, 5447\_00\_200, 5447\_00\_201, 5447\_00\_202, 5447\_00\_300

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

### Informative(s):

#### 1 Reason for granting approval-

The current proposals seek to make a number of amendments to the approved development including: Alterations to the approved Whitfield Street entrance including the removal of the approved terracotta entrance and signage panel and reinstatement of the existing tiles that currently sit behind the panel; Alterations to the design of the Charlotte Street entrance including the replacement of the approved gate with brushed metal mesh doors; Removal of the approved extension of the existing ground to 4th floor staircase (existing access ladder from 4th floor to roof level will be retained to allow for roof level access).

The proposed alterations to simplify the design of the approved Whitfield Street Entrance are considered minor and would not cause any harm to the appearance of the host building. Similarly, the replacement of the approved gate at the Charlotte Street entrance with a mesh door is considered minor in design terms and would continue to provide views into the site from the street, which is welcomed. No objection raised to the removal of the approved staircase, which has very limited visibility from the public realm and is this considered acceptable. As such, the proposed alterations are considered acceptable in design terms and would not cause any harm to the appearance of the host building and the character of the surrounding conservation area.

The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2020/3798/P, which was an amendment to permission 2019/6274/P dated 06/03/2020. The proposed amendments are considered to be minor and non-material in the context of the original scheme and do not raise any new issues or alter the substance of the

approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission 2020/3798/P, which was an amendment to permission 2019/6274/P dated 06/03/2020, 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 2021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer

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