

six residential studio flats (Class C3); NAMELY, to vary the approved drawings to allow double-height glass window to be replaced with a facade, the entrance to The Box nightclub to be retained in its existing location, fins the southeast facade to be replaced with brick cladding, changes to the heights of the bridges, relocation of the theatre of the auditorium from the first and second to second and the third floors, alterations to the amount of retail floorspace and residential layout.

Application Permitted 19 May 2017

Considerations:

On 20 May 2014 permission and conservation area consent was granted for redevelopment of Walkers Court for a mixed use scheme (RN 13/09185/FULL and 13/09187/CAC).

On 10 November 2015 permission was granted for a section 73 application which permitted changes to residential flats, theatre and rooftop plant (RN 15/00565/FULL).

A further section 73 application was approved on 19 May 2017 (17/00550/FULL) which permitted changes to the layout of the residential units, theatre and nightclub with external alterations.

Construction works are currently taking place on site following design amendments. The proposal is for non-material amendments to the approved scheme approved on 19 May 2017.

The proposed changes are :

Internal alterations - utility area decrease, a plant room permitted at sub-basement level has been reconfigured and reduced in size. This will result in less excavation and the shared utilities area has been reduced by 32.4m²

Reconfiguration of Brewer Street entrances -

The application seeks to reconfigure entrances to buildings on the eastern side of the site. A dedicated emergency exit route is provided at 89-91 Wardour Street. The applicant advises that the owner of 89-91 Wardour Street benefits from a legal right of way through 8 Brewer Street. The application seeks to provide a dedicated route onto Brewer Street to comply with its legal obligations.

It was originally proposed to change the position of the entrance to Madame JoJo's nightclub from Walkers Court onto Brewer Street. Further to an objection from a resident on Rupert Street that this would result in congestion and noise nuisance this change has been deleted from the proposal and no longer is part of the NMA application. The entrance to Madame Jo Jos club will remain on the eastern side of Walkers Court.

The provision of corridors means that a retail unit at 10 Brewer Street is reduced in size by 45 m². This would still remain a double fronted unit facing onto both Brewer Street and Walkers Court.

External Alterations

The scheme proposes changes to the facades of numbers 6, 8 and 10 Brewer Street. Entrance doors to flats will be provided at 6 Brewer Street. At 8 Brewer Street a louvered panel will be replaced with a new door to provide access to offices above . At 10 Brewer Street windows are to be amended.

Consideration

The proposed changes will not significantly alter the floorspace of the respective uses.

The changes are as follows: retail A1 -45m², restaurant A3 + 2.2m, offices B1 + 28.4m², residential C3 +9.6 m², Nightclub SG -17.3m² Theatre SG + 16.7m².

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The changes to the permitted floorspace of the respective uses will not materially amend the permitted scheme.

In design terms the alterations are considered to be non material.

Recommendation:

Agree non material amendment

Case Officer or Morning Meeting Officer: Mike Walton	Date: 19 March 2018
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Reason (if over 8/13 wk deadline):

DRAFT DECISION LETTER

- Address:** Development Site Comprising 4 To 10 Brewer Street , 7 To 12 Walker's Court And 27, Peter Street, London, W1F 0SD
- Proposal:** Amendments to planning permission dated 19 May 2017 (RN: 17/00550) for: Variation of Condition 1 of planning permission dated 11 November 2015 (RN: 15/00565/FULL) which also varied Condition 1 of planning permission dated 20 May 2014 (RN: 13/09185) for the 'Demolition and redevelopment of Nos. 6-10 Walkers Court, 27 Peter Street and 6 Brewer Street, alterations and extensions to Nos. 1-4 Walkers Court, and Nos. 4, 8, and 10 Brewer Street to provide buildings of basement, ground and up to four upper floors; erection of a single storey extension to existing bridge link across southern end of Walkers Court and a double height glazed bridge link across northern end of Walker's Court ; all in connection with a mixed use scheme comprising offices (Class B1), retail (Class A1), theatre/ live performance venue (Sui Generis), restaurant (Class A3), nightclub (Sui Generis) and six residential studio flats (Class C3);Namely reduction in size of a basement plant room/ utility area, reconfiguration of Brewer Street entrances, changes to facades at No's 6, 8 and 10 Brewer Street.
- Plan Nos:** A-E-400-REV-17, AP-199-Rev 17, A-P-200-Rev-17, Section 96a application design pack dated 19.2.2018.
- Case Officer:** Mike Walton **Direct Tel. No.** 020 7641 2521

Unconditional or if an Advert Application only the standard advert conditions

Informative(s):

- 1 The City Council agrees that the amendments to which this decision letter relates are sufficiently minor in terms of their scale and impact (both individually and cumulatively) in planning terms having regard to the overall scope of the previously approved development, so as to constitute non-material amendments to the planning permission dated 19 May 2017 .

This letter does not constitute a new planning permission. You must still keep to the terms and conditions of the original planning permission except where amended by this decision.

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