

Shaun Retzback  
Westminster City Council  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

**Date:** 16 September 2021  
**Our ref:** 61681/01/GW/OW/20188498v1  
**Your ref:**

Dear Shaun

## **Application under Section 96a of the Town and Country Planning Act - 78 Great Titchfield Street**

On behalf of the applicant, Great Titchfield Properties Limited, please find enclosed an application under section 96a of the Town and Country Planning Act for a minor material amendment to planning application ref: 20/04765/FULL which gave planning permission for the following development on 7 November 2020:

*Use of basement and ground floors as retail (Class A1), first and second floor as two self contained residential units (Class C3), along with associated exterior works and alterations including painting, roof lights, fenestration alterations and lighting.*

This application seeks to modify the description of development, to align with the current use classes order.

This application is accompanied by an application form and the statutory fee.

### **The Application**

Following discussion with Westminster City Council planning officers, this application seeks a minor and non-material modification to the description of development to change from 'retail (Class A1)' to 'Class E'.

The description of development would therefore read as follows:

*Use of basement and ground floors as Class E, first and second floor as two self contained residential units (Class C3), along with associated exterior works and alterations including painting, roof lights, fenestration alterations and lighting.*

Condition 14, of the original planning permission, reads as follows.

*14. You must use the basement and ground floor only as retail. You must not use it for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) (or any equivalent class in any order that may replace it).*

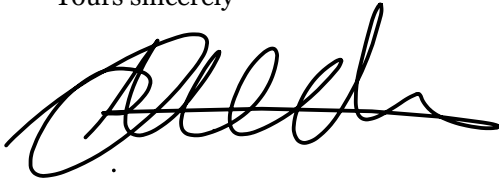
This condition maintains the intent of the original planning permission, so that the original proposed use is controlled by adequate means, allowing the description of development to be modified as proposed. In this respect the amendment is deemed both acceptable and non-material.

**Conclusions**

The proposed non-material amendment would allow the description of development to reflect the current use classes order, with the final use controlled by condition 14, in line with the original permission,

We trust that the above is clear and should you have any questions please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Owain Nedin', written over a horizontal line.

**Owain Nedin**  
Associate Director