

Development Planning  
Westminster City Council  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Brunel Planning  
51 Queens Road  
Tunbridge Wells  
Kent TN4 9LZ  
Tel: +44 (0) 7771 898315  
www.brunelplanning.co.uk

roryjoyce@brunelplanning.co.uk

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Dear Sir / Madam

**Application for non-material amendment following a grant of planning permission  
Town and Country Planning Act 1990  
10 Greycoat Place, London, SW1P 1SB**

On behalf of our client, Victoria Spaces (UK) Ltd, this application is made under the Town and Country Planning Act 1990. It seeks to make non-material amendments to the planning permission for the proposed redevelopment of 10 Greycoat Place, SW1P 1SB (hereafter known as 'the site') (Planning Application Ref: 20/05884/FULL).

The application has been submitted online, via the Planning Portal.

**Background to this Application**

Planning consent was granted on 27 October 2021 (Ref: 20/05884/FULL) for:

*'Partial demolition and remodelling of the principal facades and fifth floor and addition of two storeys for office use and provision of retail, restaurant and gym uses at ground and basement.'*  
(Ref: 20/05884/FULL)

**The Proposed Non-Material Amendments**

Full details of the proposed non-material amendments are set out in the Design and Access Statement prepared by SPPARC and submitted as part of this application. Further details are set out in the accompanying drawings.

The proposed non-material amendments are summarised below:

## Sixth Floor – East Facing Terrace

The proposals include the reduction in the East facing external terrace so that 19 sqm of consented external terrace space will become internal office space as shown on page 6 of the submitted Design and Access Statement.

## Sixth Floor – Four windows on South Elevation

Non-material changes are proposed to four windows on the South facing elevation to propose four full height, *‘juliet balcony’* style windows. This will allow for greater ventilation of the office space and a sense of outdoor space for office occupiers.

Please note that officer occupiers will not be able to access the roof space fronting Greycoat Place due to balustrades within each of the four glazed units preventing them from doing so. The roof will remain as access only for maintenance purposes in accordance with Condition 10 of Planning Consent Ref: 20/05884/FULL.

SPPARC confirms that *‘to street level the adaption would remain unseen to immediate street level context due to the high level subservient sixth floor envelope being set back from the building perimeter.’*

Further details are shown on page 6 of the submitted Design and Access Statement and the pages thereafter.

## Sixth Floor, Seventh Floor and Roof Level

Non-material changes to the internal plant wall arrangement to provide better use of the internal office spaces on the sixth and seventh floors and resultant changes to the plant wall at roof level as shown on page 6 and page 8 of the submitted Design and Access Statement.

The proposed non-material amendments set out above will not alter the principle of the development for which permission was granted and are not material in the wider context of the development scheme. In particular there will be no material effect on the overall quantum of floorspace which has been consented.

## Non-Material Amendments to Consented Plans

To support the above non-material amendments, it is necessary to amend six of the proposed consented plans which have been updated to show the changes which have occurred.

In addition, it has been necessary to create one new drawing (Proposed South Elevation Section).

In summary, a total of seven drawings are being submitted as part of this application as set out below in the last column of the Schedule.

<b>Plan Title</b>	<b>Consented Plans relating to decision notice Reference Number: 20/05884/FULL</b>	<b>Proposed Plan to reflect NMA Application</b>
<b>Proposed Level 06 Floor Plan</b>	<b>1905-SPP-01-DR-A-PL-P-20-06-01-01-P03</b>	<b>1905-SPP-PL-P-20-06-01-11 (P01)</b>
<b>Proposed Level 07 Floor Plan</b>	<b>1905-SPP-01-DR-A-PL-P-20-07-01-01-P03</b>	<b>1905-SPP-PL-P-20-07-01-11 (P01)</b>
<b>Proposed Roof Floor Plan</b>	<b>1905-SPP-01-DR-A-PL-P-20-0R-01-01-P02</b>	<b>1905-SPP-01-DR-A-PL-P-20-RL-01-11 (P01)</b>
<b>Proposed East Elevation</b>	<b>1905-SPP-01-DR-A-PL-P-25-XX-01-02-P03</b>	<b>1905-SPP-PL-P-25-XX-02-11 (P01)</b>
<b>Proposed Section AA</b>	<b>1902-SPP-01-DR-A-PL-P-26-XX-01-01-P02</b>	<b>1905-SPP-01-DR-A-PL-P-26-XX-01-11 (P01)</b>
<b>Proposed South Elevation</b>	<b>1905-SPP-01-DR-A-PL-P-25-XX-01-01-P03</b>	<b>1905-SPP-PL-P-25-XX-01-11 (P01)</b>
<b>Proposed South Elevation Section</b>	<b>No equivalent consented drawing.  This is a new drawing.</b>	<b>1905-SPP-DR-A-PL-P-25-XX-01-12 (P01)</b>

## **Documents Forming Part of the Application**

Please find enclosed the following documents in support of the planning application:

- Application form (signed and dated);
- Design and Access Statement (SPPARC); and
- Set of drawings (as set out in the above schedule).

Please note that the planning application fee, for the sum of £234, will be paid via Planning Portal.

We look forward to receiving confirmation of the Council's receipt of this application and its validation.

If you have any questions in the interim, please contact Rory Joyce (07771 898315) or Kate Espezel (07779 149287).

Yours faithfully

A handwritten signature in black ink that reads "Rory Joyce" with a stylized flourish at the end.

Rory Joyce  
Principal  
Brunel Planning

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