

Application ref: 2022/5426/P
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ANDREWS AND BOYD
24 Old Burlington Street
Mayfair
LONDON
W1S 3AW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

53 New Oxford Street
London
Camden
WC1A 1BL

Proposal:

Replacement of the existing Hayward Brothers glazed cellar pavement lights with like-for like produced by New Age Glass Limited. Clean the masonry in the basement area (Vaults and corridor in front of the vaults). Repoint brickwork in the vaults as required with lime mortar mixture. Install new stainless steel support beams to support defective existing support beams to the pavement lights. Repair vertical crack to brick arch. Repairs to the stone slabs. Rebuild existing brick arch and brick bearing (vaults).

Drawing Nos: Design Access & Heritage Statement; Plan on Basement Walls Showing Remedial Works & Structure Over; Basement Remedial Works Details; Existing Site Photographs and 1:100 Plan; Existing Ground Floor Plan; Existing Site Plan; Existing Basement Plan; Proposed Basement Plan; Proposed Ground Floor Plan; Proposed Ground Floor Basement Plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design Access & Heritage Statement; Plan on Basement Walls Showing Remedial Works & Structure Over; Basement Remedial Works Details; Existing Site Photographs and 1:100 Plan; Existing Ground Floor Plan; Existing Site Plan; Existing Basement Plan; Proposed Basement Plan; Proposed Ground Floor Plan; Proposed Ground Floor Basement Plan.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning consent:

No. 53 New Oxford Street is listed Grade II* and was built under the supervision of Sir James Pennethorne, Surveyor of Works to the Crown. The building dates from the mid -19th century when New Oxford Street was laid out. The building has been home to James Smith and Sons, umbrella makers, since 1865. At street level, it boasts a fine 1870s shopfront with intact painted signage. The upper floors have been converted into offices.

The building of New Oxford Street was specifically the result of the 1837-38 report of the Parliamentary Select Committee on Metropolis Improvement.

From the outset New Oxford Street was built to ease traffic congestion and function as a continuation of Oxford Street. The road quickly became a commercial success, attracting a wide range of shops, offices, banks, and warehouses.

The proposed replacement of the existing - and now damaged - pavement lights and the repair and stabilisation work to the pavement vaults is not considered to be deleterious to the architectural significance of the building.

The application has been advertised in the press and by means of a site notice. No response was received from Bloomsbury CAAC. Historic England issued a handling letter for the case.

- 2 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer