

78 New Oxford Street 2022/5605/P



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Site Photos



1. Aerial photo of the application site and wider context including the existing rooftop plant

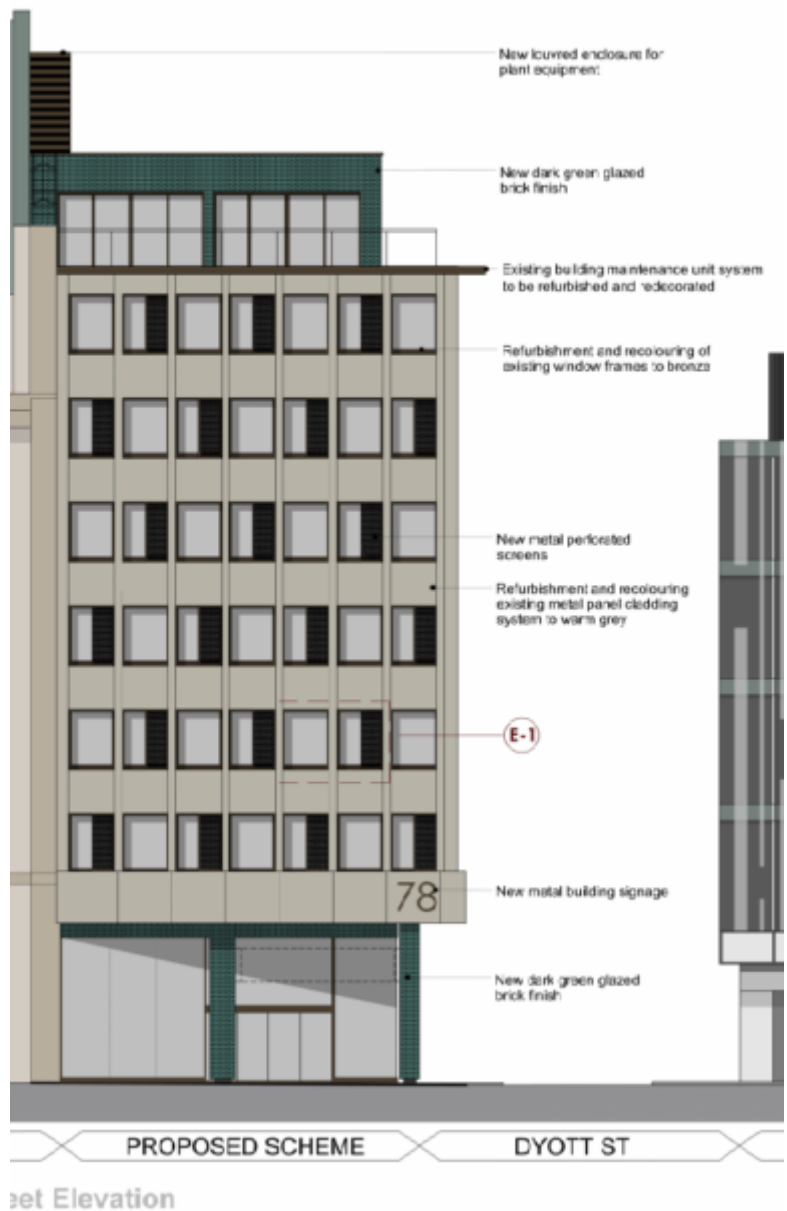


2. Photo of the existing New Oxford St and Dyott St elevations

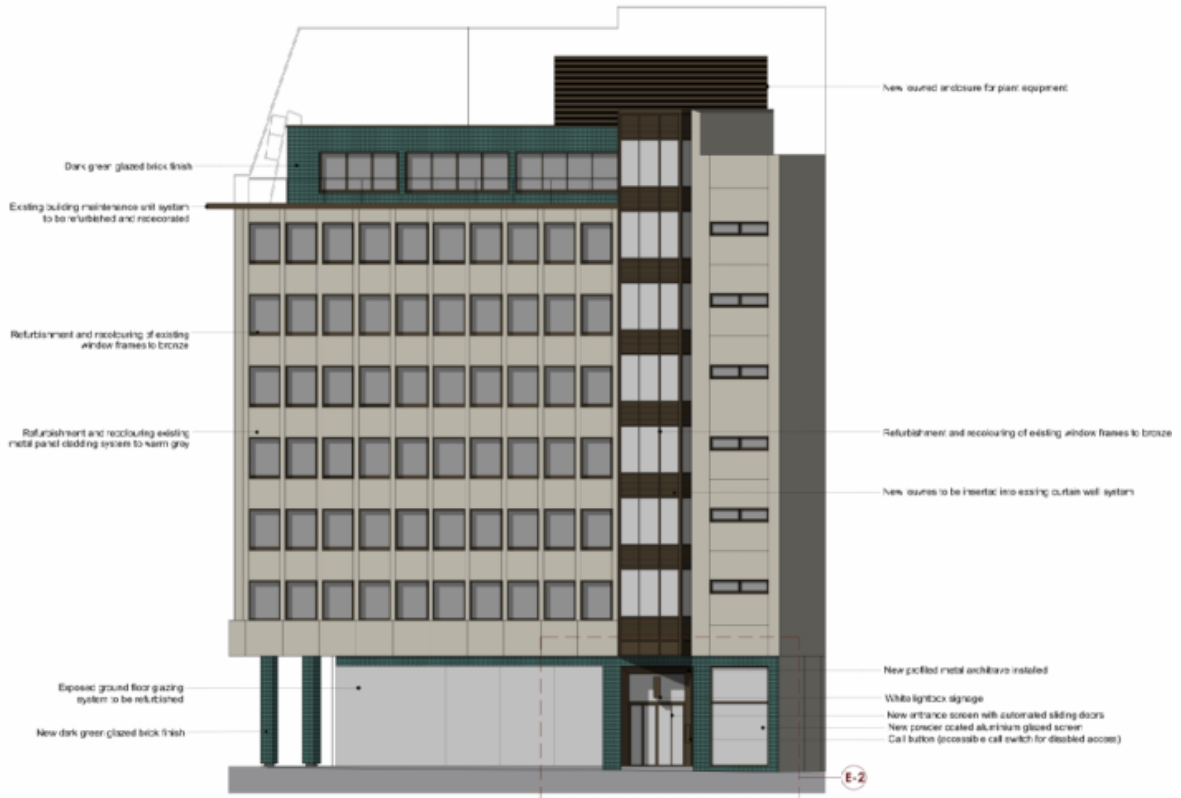
n, England



3. Photo of existing Bainbridge Street Elevation



4. Proposed New Oxford St Elevation



1 Proposed Dyott Street Elevation
1 : 100



2 E-2 Proposed Entrance
1 : 50

5. Proposed Dyott St Elevation



6. Proposed Bainbridge St Elevation



7. visual of the proposal

Delegated Report		Analysis sheet	Expiry Date:	16/02/2023
(Members Briefing)		N/A / attached	Consultation Expiry Date:	19/03/2023
Officer			Application Number	
Edward Hodgson			2022/5605/P	
Application Address			Drawing Numbers	
78 New Oxford Street London WC1A 1HB			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing cladding on all floors, alterations to windows and office entrance, installation of new window at ground floor, new plant area at roof level and installation of louvres on all levels				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on the 15/02/2023 (consultation end date 11/03/2023).</p> <p>The development was also advertised in the local press on the 23/02/2023 (consultation end date 19/03/2023).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received			
Bloomsbury CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> The proposals are totally inappropriate, and would be visually intrusive and over-dominant in the immediate context, impacting on the adjacent building, streetscene and harming the conservation area <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <i>The objection was received in response to the original proposals which have since been revised. The BCAAC were made aware of the amended proposal, but no further comments were received. The design changes are considered acceptable, please see section 2 (design and heritage) of the report for a full response.</i> 			

Site Description

The application site is an eight-storey semi-detached property constructed in 1983, with retail on the ground floor and office space on the upper floors (Class E). It is located on the corner of New Oxford Street and Dyott Street and is bound to the north by Bainbridge Street. The existing facades are clad in light grey metal and the eighth floor is set back from all elevations.

The application site is not listed but is located within the Bloomsbury conservation area. Directly to the north of the site are Congress House and Parnell House which are Grade II* listed.

Relevant History

Application site:

CTP/P13/12/C/9556 - The redevelopment of the sites of Nos. 78 and 78A New Oxford Street, Camden, by the erection of a building comprising basement car park, ground floor shop/showroom and six upper floors of offices. **Granted - 04/11/1970**

PS9904173/ - The erection of an additional 8th storey for office use, as shown on drawing numbers PP1-001;PP1-001e;PE1-001e- 003ePE1-001a;002a;003a;PS1-001a; and 002a. **Granted - 20/08/1999**

2011/3544/P - Replacement of the existing entrance door to office (Class B1). **Granted - 13/09/2011**

112 - 116 New Oxford Street:

2011/5017/P - Alterations to shopfront including installation of stone cladding (following removal of unauthorised wood plank detailing). **Granted - 18/11/2011**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A4** Noise and vibration
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Conservation Statements:

- Bloomsbury Conservation Area Appraisal and management strategy 2011

1. Proposal

1.1. Planning permission is sought for the following works:

- alterations to the existing cladding, which would involve painting the cladding in a grey finish at the upper floors.
- At ground and eight floor, green tiling would be installed on all façades.
- On the principal elevation (New Oxford St), metal perforated screens would be installed at windows on floors one to seven.
- On the side (Dyott St) elevation at ground floor, the existing roller shutter would be removed exposing the glazing behind.
- The existing office entrance door on this elevation would be replaced by metal sliding doors surrounded located within a recessed bronze architrave, and two windows would be removed and replaced by a full height aluminium-framed window.
- New louvres are proposed at levels one to seven.
- The only alterations to the rear (Bainbridge St) elevation would be the green tiling.
- At roof level, a replacement plant consisting of 14 new condenser units would be installed within acoustic enclosures.

1.2. Revisions:

Following Council advice, the originally proposed gold finish for the cladding has been revised to a warm grey colour.

2. Design and Heritage

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. The Bloomsbury Conservation Area Statement advises that high quality design and execution will be required for development at all scales. High quality successful modern design can be accommodated by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.
- 2.3. The proposed grey finish to the cladding would be sympathetic to the host building and to the appearance of New Oxford Street and the wider conservation area. It would respond positively to the neighbouring Prospect House located directly to the west of the application site. The perforated windows screens on the windows would be minor additions that would not significantly alter the appearance of the property. The proposed green tiling at ground and eighth floor would be an enhancement to the existing material finish at these levels and add visual interest which is suitable in this context.
- 2.4. The removal of the roller shutters, alterations to the entrance door and installation of the new window at ground floor on the side (Dyott St) elevation would activate this ground floor frontage along Dyott Street. It would improve the relationship between the building and street as it removes a dead frontage. It would create more natural surveillance and a sense of openness and would enhance this section of Dyott Street which currently feels hostile and back-of-house in nature. The aluminium doors, the recessed architrave and the aluminium window would be sympathetic to the host property. The new louvres at the upper levels of the Dyott St elevation would be minor additions that would not detract from the host building. The lightbox signage would display the building name and would be of a small scale and is considered to be subordinate to the frontage.

- 2.5. The proposed replacement plant at roof level would be located within a bronze metal acoustic enclosure. It would be set back significantly from the front and side elevations and set back from the rear elevation. It would therefore have limited visibility from the public realm and from views within the conservation area. There is already a proliferation of rooftop plant, at roof level and the proposal would combine this into a more rationalised enclosure. The proposed roof plant is thus considered acceptable.
- 2.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.7. The proposals are therefore considered to be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, sense of enclosure and implications to daylight and sunlight. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 3.2. A noise impact assessment has been submitted as part of the application to assess the impacts of the proposed replacement plant equipment on neighbouring occupiers. Background noise levels were taken as part of the assessment, with the nearest residential receptor being located at Parnell House to the north-east of the application site. The current background noise levels are 54 dB in the daytime and 50 dB at night-time. The Council requires noise from plant to be 10dB below background levels, therefore in this instance 44dB in the day and 40dB at night. The noise at the nearest receptor would be 31dB both during the day and night, which would be within the Council's requirements. Conditions are attached to the decision notice requiring acoustic enclosures to be installed and that the noise from plant does not exceed Council noise threshold requirements. The proposed plant is therefore considered acceptable and in accordance with policy A4 of the Camden Local Plan 2017.
- 3.3. The proposals, by virtue of their location, scale and nature are not considered to have a significant impact on neighbouring occupiers with regards to loss of daylight, sunlight, outlook or privacy and are therefore in accordance with policy A1 of the Camden Local Plan 2017.

4. Sustainability

- 4.1. The addition of 14 condenser units would be a reduction in the number of plant units on the roof. The existing plant is at the end of its effective life. The new plant, including air conditioning units would consist of modern models that are more energy efficient and environmentally friendly than the existing. Therefore, the building would achieve adequate cooling and so the installation of mechanical ventilation and active cooling is considered acceptable in this instance. The proposed perforated screens on the New Oxford Street elevation, which is south facing, would reduce solar glare and heat gains within the office, thus reducing the demand for active cooling. The proposals are thus in general accordance with policy CC2 of the Camden Local Plan 2017.

5. Recommendation:

Grant Conditional Planning Permission

2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/5605/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

GTH architects
Studio 212
The Print Rooms
164 Union Street
SE1 0LH
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**78 New Oxford Street
London
WC1A 1HB**

Proposal:

Replacement of existing cladding on all floors, alterations to windows and office entrance, installation of new window at ground floor, new plant area at roof level and installation of louvres on all levels

Drawing Nos: Site Location Plan 155-GTH-01-ZZ-DR-A-41200, 155-GTH-01-ZZ-DR-A-41201, 155-GTH-01-ZZ-DR-A-41202, 155-GTH-01-ZZ-DR-A-41203, 155-GTH-01-ZZ-DR-A-41204, 155-GTH-01-ZZ-DR-A-41205, 155-GTH-01-ZZ-DR-A-41206 Rev B, 55-GTH-01-ZZ-DR-A-41207 Rev B, 155-GTH-01-ZZ-DR-A-41208 Rev B, 155-GTH-01-ZZ-DR-A-41208 Rev B, Design and Access Statement Rev B, Plant Noise Assessment (prepared by 24Acoustics dated 29/11/2022)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

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

Site Location Plan 155-GTH-01-ZZ-DR-A-41200, 155-GTH-01-ZZ-DR-A-41201, 155-GTH-01-ZZ-DR-A-41202, 155-GTH-01-ZZ-DR-A-41203, 155-GTH-01-ZZ-DR-A-41204, 155-GTH-01-ZZ-DR-A-41205, 155-GTH-01-ZZ-DR-A-41206 Rev B, 155-GTH-01-ZZ-DR-A-41207 Rev B, 155-GTH-01-ZZ-DR-A-41208 Rev B, 155-GTH-01-ZZ-DR-A-41208 Rev B, Design and Access Statement Rev B, Plant Noise Assessment (prepared by 24Acoustics dated 29/11/2022)

Reason:

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

- 3 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where

development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

DRAFT

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>.

Yours faithfully

Chief Planning Officer

DECISION