

2023/1462/P - 78 New Oxford Street



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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

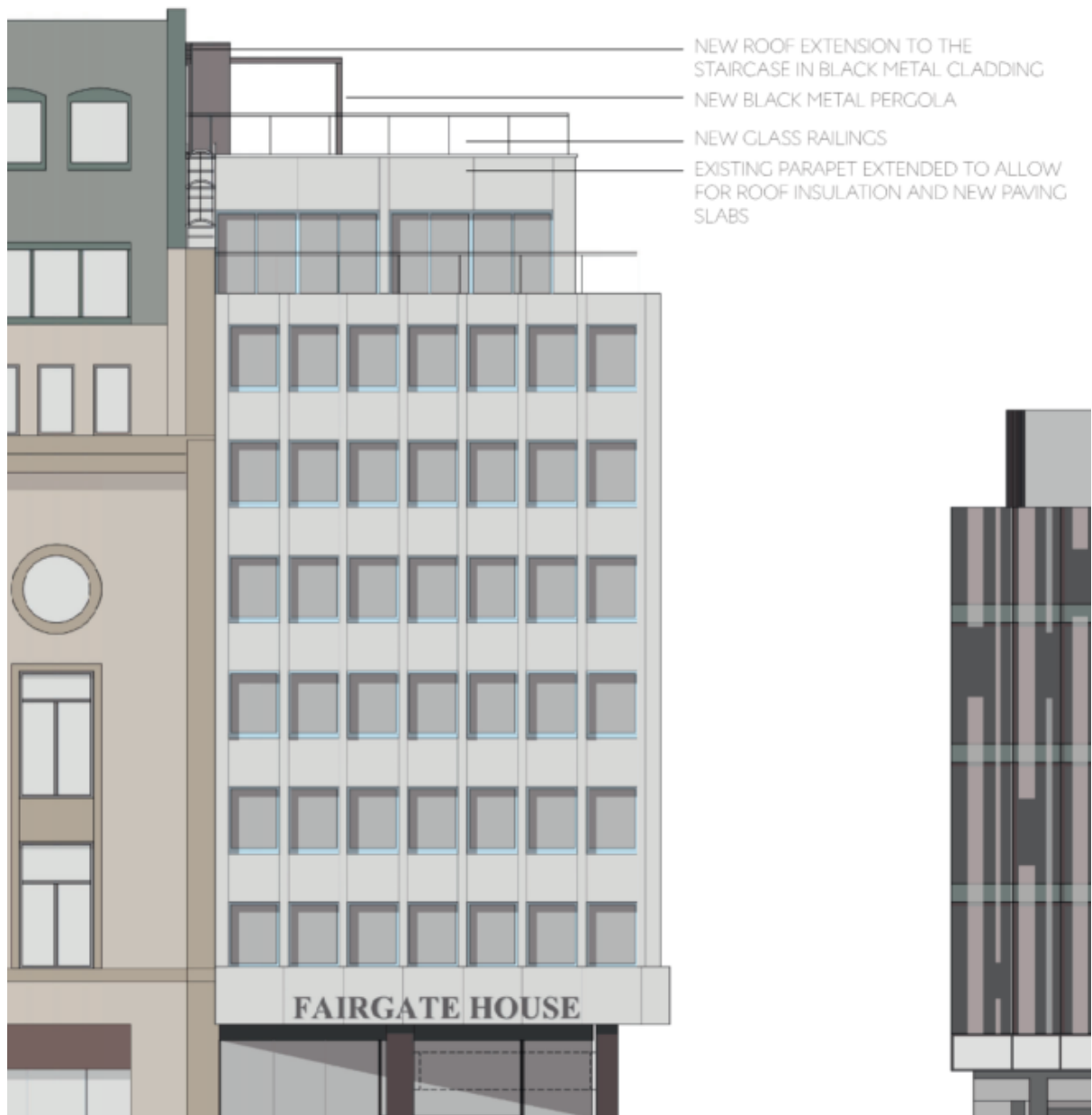
n, England



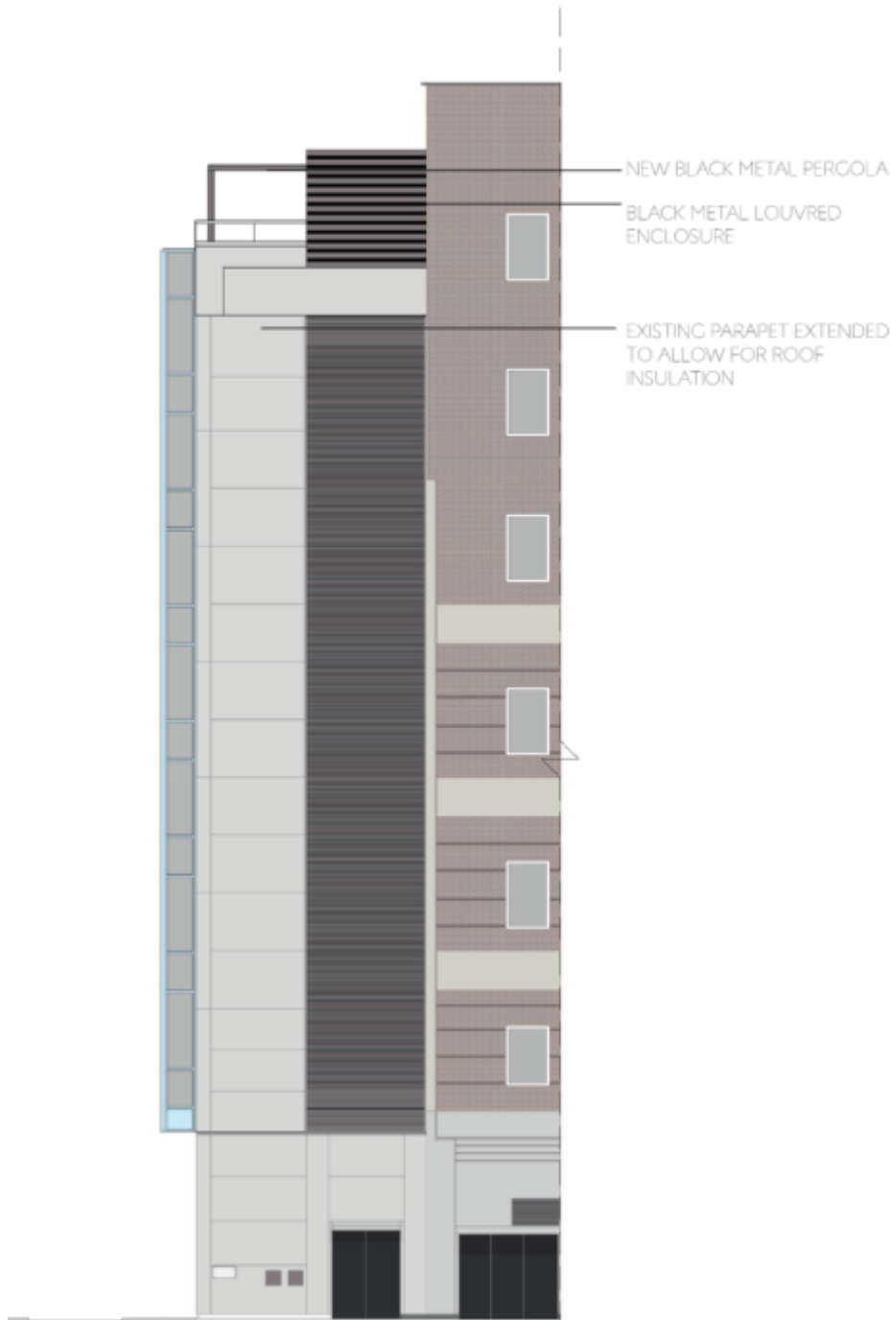
3. Photo of existing Bainbridge Street Elevation



4. View of the rear elevation looking south down Dyott St with Parnell House on the left and Congress House on the right



5. Proposed front elevation



6. Proposed rear elevation



7. Visual of the proposal

Delegated Report		Analysis sheet	Expiry Date:	01/06/2023
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/05/2023
Officer			Application Number	
Edward Hodgson			2023/1462/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)				
Erection of new roof extension, louvred enclosure and pergola, installation of glazed balustrades, and increase parapet height to create roof terrace				
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 03/05/2023 (consultation end date 27/05/2023).</p> <p>The development was also advertised in the local press on the 04/05/2023 (consultation end date 28/05/2023).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received			
Covent Garden Community Association:	<p>A letter of objection was received on behalf of the CGCA. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Impact of the terrace on neighbouring residential amenity with regards to noise pollution. Conditions should be attached limiting the hours of use, number of users and music. • Impact of the roof structure on the setting of neighbouring listed buildings <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> • <i>Amenity is a material planning consideration and is covered in section 3 of the report. Conditions are attached to the decision notice with regards to the use of terrace.</i> • <i>Design and Heritage are material planning considerations and are covered in section 2 of the report.</i> 			

Site Description

The application site is an eight-storey plus basement 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- 003e PE1-001a; 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**

2022/5605/P - 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. **Granted - 02/06/2023**

Neighbouring Sites:

64 - 72 New Oxford Street:

2011/5823/P - Erection of extension at roof level to create a 4th floor level for office use (Class B1) with roof terrace to northern edge and associated screened plant enclosure to roof; recladding the existing building facade and alterations to include new door to east elevation and alteration to existing main entrance to south elevation at ground floor level. **Refused - 06/02/2012**

Reason for refusal:

1) The proposed roof extension by reason of its height, bulk, massing and design would have a detrimental impact on the setting of the adjacent listed buildings in Bloomsbury Street and on the character and appearance of the Bloomsbury Conservation Area contrary to policies CS14 (Promoting High Quality Places and Conserving our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies

Allowed at Appeal 19/12/2012:

The alterations to, and extension of, Isis House would allow it to sit far more comfortably in its context, significantly enhancing the character and the appearance of the Bloomsbury Conservation Area, and the setting of nearby listed buildings

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)

Assessment

1. Proposal

1.1. Planning permission is sought for the following works:

- Installation of a new roof extension to the staircase to provide access to the roof terrace. The extension would measure approx. 2.3m wide, 5.4m deep and 2.7m high. It would be located adjacent to the boundary with no. 80 New Oxford Street and would be set back from the three other elevations of the host building.
- A new black metal pergola is proposed adjacent to the new extension, measuring 2.6m, 4.5m deep and 2.7m high.
- A new louvred enclosure to screen existing plant would be located directly to the north of the extension and would be set back from the Bainbridge Street elevation by 2.6m.
- It is also proposed to increase the height of the parapet at roof level and to install glazed balustrades in order to create a roof terrace. Planters are proposed around the roof terrace.

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 roof extension, louvred enclosure and pergola, given their size in relation to the existing roof,

would read as subordinate to the roof level and to the host building. The height of the structures would be lower than the roof height of neighbouring properties to the west and would therefore be in keeping with the prevailing pattern of development at roof level. The structures would be set back from the New Oxford Street, Dyott Street and Bainbridge Street elevations. Given their location at roof level, which is eight storeys high, they would have very limited visibility in views from the public realm from New Oxford Street and Bainbridge Street. The use of black metal cladding on the extension, pergola and louvred enclosure would result in a contemporary appearance that would not detract from the character of the host building. The black metal framed window on the front elevation would be in keeping with the appearance of the extension, and the rooflight would be flush to the flat roof. The glazed balustrades are appropriate for a more contemporary building and would have limited visibility from the public realm due to their high-level location. The increase in the height of the parapet would be almost imperceptible and the proposed planters would soften the appearance of the roof.

- 2.4. The louvred enclosure and pergola would have more visibility when viewed from the rear along Dyott Street and Great Russell Street. The view looking south down Dyott Street towards the rear elevation of the application site is framed by two Grade II* listed buildings, namely Parnell House and Congress House. The existing rear elevation has a 'back of house' feel with little fenestration and existing plant is visible from street level which would be screened within the enclosure. The louvred enclosure and pergola would be set back from the rear elevation and the proposals would not appear as overly dominant to the roof form of the host building. As such, and given the existing character of the rear elevation, it is considered that the proposals would not significantly affect the view down Dyott Street and therefore would not harm the setting of the listed buildings or the Bloomsbury Conservation Area.
- 2.5. 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.
- 2.6. 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.
- 3.2. The terrace would measure approx. 88sqm. The nearest residential occupiers are understood to be located at Parnell House to the northeast which is approx. 19m away from the terrace. Views from the terrace would largely be towards to New Oxford Street to the south and would not introduce overlooking opportunities into neighbouring buildings nos. 80 and 76 New Oxford Street. Parnell House is located a sufficient distance away and views from the terrace would be oblique. The terrace is also sufficiently set back from the front, side and rear elevations. As such, there would be minimal opportunities for overlooking into Parnell House.
- 3.3. The terrace would be able to host large gatherings, and as a result, conditions are attached to the decision notice limiting the hours of use to between 08:00 to 21:00 Monday to Friday and that the terrace shall only be used by office occupiers. This would ensure that noise pollution would be reduced during anti-social hours. These conditions, and the distance to nearest residential occupiers, would ensure that no additional adverse noise pollution would result from the terrace that would harm the amenity of neighbouring occupiers.
- 3.4. 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, privacy and noise are therefore in accordance with policies A1 and A4 of the Camden Local Plan 2017.

4. Recommendation:

Grant Conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd July 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: 2023/1462/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 27 June 2023

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

Phone: 020 7974 4444

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

GTH architects
Studio 212
The Print Rooms
164 Union Street
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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**

DECISION

Proposal:

Erection of new roof extension, louvred enclosure and pergola, installation of glazed balustrades, and increase parapet height to create roof terrace

Drawing Nos: Site Location Plan 155-GTH-01-ZZ-DR-A-41220 P1 Rev A, 155-GTH-01-ZZ-DR-A-41221 P1 Rev A, 155-GTH-01-ZZ-DR-A-41222 P1 Rev A, 155-GTH-01-ZZ-DR-A-41223 P1 Rev A, 155-GTH-01-ZZ-DR-A-41224 P1 Rev A, 155-GTH-01-ZZ-DR-A-41225 P1 Rev B, 155-GTH-01-ZZ-DR-A-41226 P1 Rev B, 155-GTH-01-ZZ-DR-A-41227 P1 Rev B, 155-GTH-01-ZZ-DR-A-41228 P1 Rev B, Design and Access Statement Rev A

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-41220 P1 Rev A, 155-GTH-01-ZZ-DR-A-41221 P1 Rev A, 155-GTH-01-ZZ-DR-A-41222 P1 Rev A, 155-GTH-01-ZZ-DR-A-41223 P1 Rev A, 155-GTH-01-ZZ-DR-A-41224 P1 Rev A, 155-GTH-01-ZZ-DR-A-41225 P1 Rev B, 155-GTH-01-ZZ-DR-A-41226 P1 Rev B, 155-GTH-01-ZZ-DR-A-41227 P1 Rev B, 155-GTH-01-ZZ-DR-A-41228 P1 Rev B, Design and Access Statement Rev A

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The roof terrace hereby approved shall be used by the occupiers of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, 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.

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>.

DRAFT

Yours faithfully

Chief Planning Officer

DECISION