

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2012/5780/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Prospect House 80-110 New Oxford Street London WC1A 1HB				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Non-material amendment to condition 3 (approved drawings) of planning permission dated 19/12/2011 (ref 2011/5368/P) for Installation of new windows, entrance doors and canopy at ground floor level to offices (Class B1), comprising lowering of canopy and narrowing of panelling.							
<b>Recommendation(s):</b>		Grant Amendment					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Not advertised					
<b>CAAC/Local groups* comments:</b> *Please Specify		Have not commented					

## Site Description

The site is located on the north side of New Oxford Street, it comprises a large 9 storey building erected in the 1920's/30's. The building is not listed but is noted as being a positive contributor to the Bloomsbury Conservation Area.

## Relevant History

2011/5368/P - Installation of new windows, entrance doors and canopy at ground floor level to offices (Class B1) – Granted - 19/12/2011

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Bloomsbury Conservation Area Statement

## Assessment

### Proposal

Planning permission was granted in December 2011 (Ref: 2011/5368/P) for alterations to the front entrance doors and canopy to the building.

The proposed alterations to the main entrance were considered to be acceptable, because the canopy and bronze anodised aluminium panels retain interest and relate to the host building and allow for a visible street presence. The installation of a new doorway arrangement and glazing was considered to be acceptable given that the existing entrance was non-original and the proposed is considered to be a high quality replacement.

During the implementation of this scheme a structural concrete beam has been discovered just above the entrance and therefore the scheme as approved cannot be implemented due to the location of the beam in relation to the proposed canopy. It is therefore proposed to lower the canopy by 16cm in order to implement the scheme whilst retaining the proportions of the entrance and canopy in relation to the building. The existing Portland stone cladding will not be altered as a result of this amendment.

This is considered to be acceptable.

**Recommendation:** Grant Planning Permission

### Disclaimer

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