

Markwick Architects
138 Cherry Orchard Road
Croydon
Surrey
CR0 6BB

Application Ref: **2012/3399/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

6 September 2012

Dear Sir/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Refused

Address:
118 New Oxford Street
London
WC1A 1HN

Proposal:
Alterations to existing shop front including the installation of new glass doors with roller shutters and new non-illuminated signage situated above the new entrance and minor internal alterations (Class A1).

Drawing Nos: Site Location Plan; existing drawings 010- 93437 rev B; 011-93437 rev D; 012-93437 rev D; 013 rev F; proposed drawings 100 rev D; 200 rev C; 300 rev B; 400 rev A.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed recessed doorway and roller shutter, by reason of the uncomfortable relationship of the proposed doorway with the architecture of the host building above, and the inappropriate detailed design of the roller shutter, would not preserve the building's special architectural and historic interest, contrary to the London



Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 - Promoting high quality places and conserving our heritage, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 - Conserving Camden's heritage.

Informative(s):

- 1 You are advised that a revised proposal which sees the new doors positioned on the existing glazing line, in relation to the curved cornice feature at the ground floor, and which positions any necessary shutter internally, would be more likely to be considered favourably.
- 2 You are advised that the proposed internal alterations associated with the revised shop fit and layout are not considered to have an impact on the building's special architectural and historic interest, and do not require listed building consent in this case.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444