

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/07/2012	
		N/A / attached		Consultation Expiry Date:		05/07/2012	
Officer				Application Number(s)			
Philip Niesing				2012/2555/P			
Application Address				Drawing Numbers			
Argos Ltd, Prospect House 106 New Oxford Street London WC1A 1HB				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s) Installation of new entrance door at front elevation and creation of new door at rear ground floor elevation of dual use shop/financial & professional services (Class A1/A2)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice: 08/06/2012 -29/06/2012 Press Notice: 14/06/2012 – 05/07/2012 No response received.					
CAAC		Bloomsbury CAAC – Objects on the following grounds: <i>'Although the adjacent doors are similar to the proposed it is disappointing to see toughened glass, no frame doors and stainless steel detailing which are so totally inappropriate for this fine stone and bronze/brass building.'</i> - (See paragraphs 3.1 and 4.2 of this report)					

Site Description

The application site (106 New Oxford St) comprises the basement and ground floor levels of an existing 7 storey building called Prospect House. The ground floor and basement areas are currently vacant.

Prospect House is located on the northern side of New Oxford Street, close to its junction with Tottenham Court Road. The upper floors of Prospect House are in office use, whilst the ground floor is a retail frontage of approx 31metres consisting of a shops and restaurant/bar units. It is noted that not all of the units are occupied along New Oxford Street.

The property is not listed but is located within Central London Frontage and is also located within Bloomsbury Conservation Area. The property has been identified as a positive contributor in the Bloomsbury Conservation Area Appraisal and Management Strategy. However the shopfront has not been identified as one of merit.

Relevant History

9201250: Redevelopment of Prospect House by the erection of a 7-storey and basement building behind the existing New Oxford Street elevation retained at ground, first, second and third floor levels for office and retail use. **Granted on 27/05/1993.**

PSX0204662: Change of use of ground floor offices of Prospect House (Class B1) to retail (Class A1) and associated shopfront alterations including the installation of folding gates to recessed entrances. **Granted on 14/04/2003**

2011/5087/P: Change of use of retail shop (Class A1) at the basement and ground floor to dual use Class A1 (shops) and Class A2 (financial and professional services). **Granted on 16/12/2011.**

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

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS9 (Achieving a successful Central London)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP29 (Improving access)

DP30 (Shopfronts)

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy, 2011

Assessment

1. Proposal

1.1 Planning permission is sought for the installation of an additional shop entrance on the New Oxford Street elevation and the introduction of a new secure access and fire escape door to the Bainbridge Street elevation to the rear of the building, all to enable the subdivision of the existing retail unit (dual use A1/A2) into 3 smaller units.

2.1 Permission was granted in 2011 (ref. 2011/5087/P) for the unit in question (approx. 779sq m GIA) to operate as a dual A1/A2 use. No condition was attached to the decision that would restrict the subdivision of the unit into smaller commercial units. The two main planning considerations are therefore the impact of the proposed external alterations to this building itself and on the special character and appearance of the Bloomsbury Conservation Area. Consideration is also given to the impact of the proposals on amenities enjoyed by the occupiers of neighbouring properties.

3. Amendments

3.1 The applicant initially proposed stainless steel top and bottom rails for the new doors; however the finishing materials have been amended so it would match the same painted finish as the adjacent doors (rather than stainless steel).

4. Design and appearance

4.1 The building itself is not listed and there is no objection in principle to the replacement of the existing window in the main façade with a new set of double doors.

4.2 The proposal is for a bronze panel recessed bay to match the existing retail entrances on either side; all materials and finishes would match the existing façade. It is noted that the Bloomsbury Conservation Area Committee raises an objection to *'toughened glass, no frame doors and stainless steel detailing*. However given that the proposed doors and revised top and bottom rail detail would reflect the existing entrances along this façade, it is not considered that the toughened glass would materially harm the special character and appearance of this building. Refusal of permission on these grounds would not be justifiable. Moreover, the standard condition that requires all external works to match the existing would be attached to the decision. The proposed door would also be fully wheelchair accessible and comply with Part M of Building Regulations.

4.3 The proposed new access and fire escape door to the Bainbridge Street elevation to the rear of the building is also considered acceptable as it would not materially affect the detailed design and appearance of the building or the character and appearance of Bloomsbury Conservation Area. It is considered that the proposals in general would preserve and enhance the character and appearance of the Bloomsbury Conservation Area as required by policies CS14 and DP25 of the LDF, and thus considered acceptable.

5. Amenity

5.1 The proposal would not materially affect the amenities enjoyed by the occupiers of the neighbouring buildings.

6. Recommendation

6.1 Granted planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd July 2012. For further information please click [here](#).