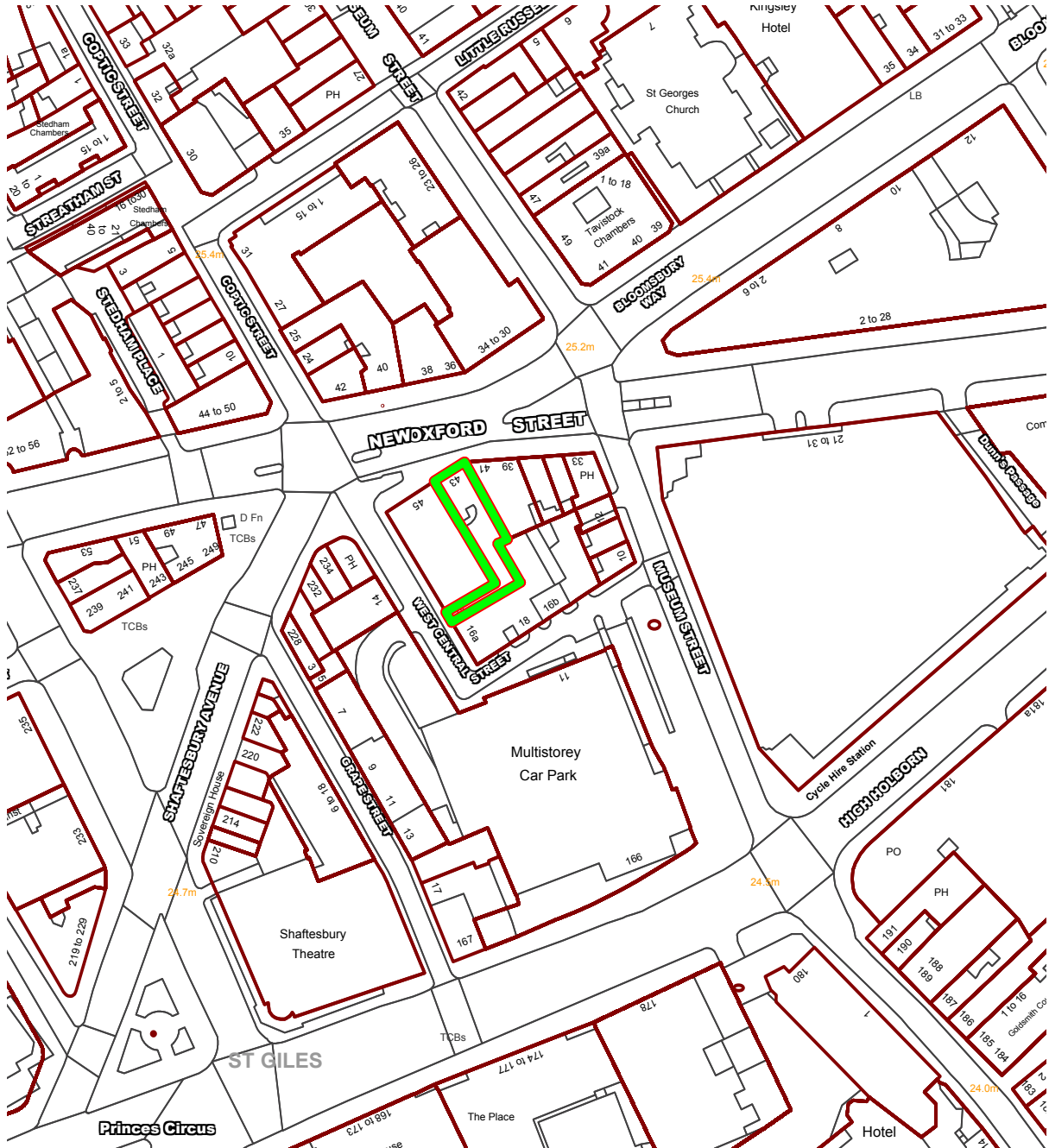


# 2015/4021/P & 2015/4382/L

## 43 New Oxford Street





<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/10/2015</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	04/09/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Barry Dawson			2015/4021/P, 4382/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
43 New Oxford Street London WC1A 1BH			See Draft 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>				
PP & LB- Installation of replacement shopfront				
<b>Recommendation(s):</b>	<b>Grant permission</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>22</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	No responses were received following the statutory consultations carried out in the form of consultation letters to the relevant parties (expiry date: 28/08/2015), Site Notice (expiry date: 02/09/2015) and Press Advert (expiry date: 03/09/2015).					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Covent Garden Community Association</u> object-</p> <p>The proposed shopfront is out of keeping with the character of this Grade II listed building, as well as the character of 45 New Oxford Street, which shares listed status with this premise. Camden's planning policy DP25 specifies that alterations will not be permitted to a listed building that would harm the special interest of the building or that would not preserve or enhance the character and appearance of the conservation area. Further, DP30 specifies that a shopfront's design must respect the characteristics of the building.</p> <p>The applicant should be required to submit proposals for a shopfront and fascia that are more appropriate to this listed building, the surrounding buildings and the conservation area.</p> <p><b><i>Officer's Response: The existing shopfront is not original, dating from the 1990's, and the alterations are relatively minor, mainly relating to relocation of the door.</i></b></p>					

## Site Description

The application site is a grade II listed, five storey building located on the south side of New Oxford Street, between the junctions of West Central Street and Museum Street. The application concerns the ground floor, which is presently used as a restaurant (class A3), with a mixture of office and residential uses on the remaining floors.

## Relevant History

**PS9704805** - Installation of a new shopfront. – Withdrawn 20/02/1998

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

#### Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP30 - Shopfronts

### Camden Planning Guidance 2014 (as amended)

CPG1-Design Chap 7

Bloomsbury Conservation Area Appraisal and Management Strategy

## Assessment

### 1. Proposal

1.1 The proposal is for the installation of a replacement timber shopfront to the existing ground floor restaurant. The front entrance door is currently in the centre and the proposal is to relocate it to the left hand side to match the existing door on the right hand side.

### 2. Assessment

#### Design

2.1 The principal consideration material to the determination of this application is the impact of the proposal on the host building and appearance of streetscape and the conservation area.

2.2 Although the host building is grade II listed, the existing timber shopfront is not an original feature of the building, and is a modern one of no particular architectural or historic merit. Furthermore, the shopfront appears to have had unauthorised works carried out, and so the proposal seeks to regularise these works and would also improve on them.

2.3 The proposed alterations to the shopfront would retain the traditional design elements and materials that are currently featured in the existing, and which are in keeping with the Council's guidelines.

2.4 By relocating the door to the left hand side of the elevation and introducing a mullion to separate the two glazed panels, the proposed shopfront will emulate that of the adjoining unit at no 45 New Oxford Street, thereby bringing a sense of cohesion and so will not harm the setting of the host listed building, the streetscape and Bloomsbury Conservation Area.

2.5 Therefore the special interest of the listed building is retained and the character and appearance of the conservation area are conserved. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and also of preserving or enhancing the character or appearance of the conservation area, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### Access

2.6 The proposal would improve access to the building. The existing step in the entrance would be replaced by a level access

#### Amenity

2.7 The minor nature of the development will not affect the amenity of adjoining or nearby properties.

### 3. Recommendation:

3.1 Grant Planning Permission.

3.2 Grant Listed Building Consent.

## DISCLAIMER

**Decision route to be decided by nominated members on Monday 14<sup>th</sup> September 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Mr L Pitters  
Canopy Planning Services Ltd  
Unit 4  
Palmerston Court  
Palmerston Road  
Sutton  
Surrey  
SM1 4QL

Application Ref: **2015/4021/P**  
Please ask for: **Barry Dawson**  
Telephone: 020 7974 **3560**

4 September 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**43 New Oxford Street**  
**London**  
**WC1A 1BH**

# DECISION

Proposal:  
Installation of replacement timber shopfront  
Drawing Nos: Site Location Plan; 15166/02; 15166/03; 15166/08; 15166/09; 15166/10;  
15166/12

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 15166/02; 15166/03; 15166/08; 15166/09; 15166/10

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment



Canopy Planning Services Ltd  
Unit 4  
Palmerston Court  
Palmerston Road  
Sutton  
Surrey  
SM1 4QL

Application Ref: **2015/4382/L**  
Please ask for: **Barry Dawson**  
Telephone: 020 7974 **3560**

4 September 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:  
**43 New Oxford Street**  
**London**  
**WC1A 1BH**

**DECISION**

Proposal:  
Alterations to listed building including installation of replacement timber shopfront  
Drawing Nos: Site Location Plan; 15166/02; 15166/03; 15166/08; 15166/09; 15166/10

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
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Yours faithfully

Director of Culture & Environment