

Mr. John Osborn
Rolfe Judd
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2015/3749/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

17 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Bloomsbury Plaza
2-8 Bloomsbury Street and 52-56 New Oxford Street
London
WC1B 3ST

Proposal:

Alterations to ground floor façades on both New Oxford Street and Bloomsbury Street frontages, including new shopfronts and new office entrance portico associated with the refurbishment of the building, alterations at roof level including increased roof pitch to install new dormer windows, alterations to the rear fenestration, installation of new balconies at the rear and terrace on the roof of 2-8 Bloomsbury Street; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities (Class B1).

Drawing Nos: Site location plan (895 S 00 rev PL); 895_EX_00; EX_B1; EX_01; EX_02; EX_03; EX_04; EX_RF; EE_01; EE_02; EE_03; EE_04; GA_00 rev A; GA_01 rev A; GA_02; GA_03 rev A; GA_04 rev A; GA_B1 rev A; GA_RF rev A; GE_01 rev A; GE_02 rev A; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571); Design and Access Statement produced by Friends Life Ltd/ Buckley Gray Yeoman dated June 2015.



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 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 (895 S 00 rev PL); 895_EX_00; EX_B1; EX_01; EX_02; EX_03; EX_04; EX_RF; EE_01; EE_02; EE_03; EE_04; GA_00 rev A; GA_01 rev A; GA_02; GA_03 rev A; GA_04 rev A; GA_B1 rev A; GA_RF rev A; GE_01 rev A; GE_02 rev A; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571); Design and Access Statement produced by Friends Life Ltd/ Buckley Gray Yeoman dated June 2015.

Reason:

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

- 4 The cycle storage areas for the commercial use, as shown on the approved ground floor plan, shall be provided in their entirety prior to the first occupation of any of the new office space, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The balconies on the eastern rear elevation and the roof terrace hereby approved at no 2 - 8 Bloomsbury Street shall not be used outside the following times 8:00am to 8:00pm (balconies) and 8:00am to 10:00pm (roof terrace) on Monday to Saturdays and either shall not be used on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 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).
- 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS7 (Promoting Camden's centres & Shops), CS8 (Promoting a successful and inclusive economy), CS9 (Achieving a Successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP10 (Helping & promoting small and independent shops), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), 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), DP28 (Noise and vibration), DP29 (Improving access), DP30 (Shopfronts). For a more detailed understanding of the reasons for the granting of

this planning permission, please refer to the officer report.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment