

Mr. Robert Allen
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/7011/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

22 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Prospect House
100 New Oxford Street
London
WC1A 1HB

Proposal: External alterations to the building in association with reconfiguration of the main entrance to the office building.

Drawing Nos: P001 Rev.A, P002 Rev.A, E100 Rev.A, E101, P101 Rev.C (plan & elevation proposed), P101 Rev.B (front elevation proposed), P102, A300, Design and Access Statement and Planning Statement received 25/01/2016 and cover letter dated 12/01/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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: P001 Rev.A, P002 Rev.A, E100 Rev.A, E101, P101 Rev.C (plan & elevation proposed), P101 Rev.B (front elevation proposed), P102, A300, Design and Access Statement and Planning Statement received 25/01/2016 and cover letter dated 12/01/2016.

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

- 4 Prior to commencement of development, details of all external lighting including location, design, specification, fittings and fixtures, shall be submitted to and approved in writing by the local planning authority. Thereafter, works shall not be carried out otherwise than in accordance with the approved plans.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

Informatives:

- 1 Reasons for granting permission:

The proposal involves alterations to the existing office entrance and adjacent window. The front entrance would be moved one unit to the right, and would involve the installation of a new revolving door, side entrance doors and an external canopy above, all in a similar style to the existing arrangement.

A number of ground floor shopfronts at the application site have been altered, but they still retain the characteristic brown metal detailing, with matching fascias and mullions. Some shopfronts also retain a matching transom, although it is noted that planning permission has been granted to remove these on four out of the five remaining shopfronts. The new entrance would be very similar in appearance to the existing arrangement, with a new revolving door, side entrance door, and a new canopy with dark metal fascia above. The inclusion of two dark metal mullions would ensure the entrance was complementary to the host building, and maintained consistency with the surrounding units. The new entrance is considered a sympathetic addition to the host building and would preserve the character or

appearance of the building or the wider Bloomsbury Conservation Area.

Although revolving doors are generally discouraged, the inclusion of a wide side-door would ensure the unit was accessible for all.

The alterations are not considered to cause any harm to neighbouring amenity in terms of a loss of sunlight/daylight, privacy or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

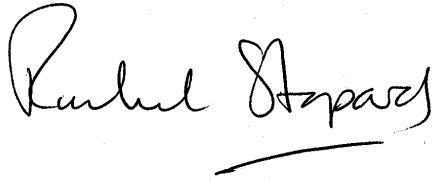
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Culture & Environment