

Mr Will Rimell
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/0698/P**
Please ask for: **James Remmington**
Telephone: 020 7974 **4816**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

21-31 New Oxford Street London WC1A 1AP

Proposal: Details in relation to Condition 12 (provision of tree protection measures) of planning permission ref: 2014/5946/P (Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works) dated 30/03/2015.

Drawing Nos: Planning condition 12 response report - e/pj/0534/condition12.doc

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

Informatives:

- 1 The report and supporting documents are acceptable, and contain sufficient evidence to show that retention of the trees is not feasible as part of the approved scheme.



The negative effect of removing the existing trees is considered to be offset by the section 106 contribution towards new planting secured in the original permission.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

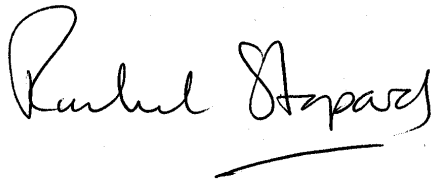
As such, the proposed development is in general accordance with policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24, DP25 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment