

HWM/RCC/DP3552

21 June 2016

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Dear Sir

**CORINTHIAN HOUSE, 279 TOTTENHAM COURT ROAD, W1T 7RJ**

**PLANNING APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT UNDER TOWN AND COUNTRY PLANNING ACT 1990 AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

Further to our recent site visit and pre-application meetings, on behalf of our client CLOF Jersey Nominee A Limited (incorporated in Jersey) and CLOF Jersey Nominee B Limited (incorporated in Jersey), please find enclosed a planning application for full planning permission and listed building consent for the refurbishment and extension of Corinthian House.

The planning application seeks planning permission for the following development:

*“Internal and external alterations including installation of an internal lightwell at fifth and sixth floor level, alterations and extensions to the sixth floor level including creation of an internal terrace at sixth floor level with floor lights to fifth floor level, creation of an external roof terrace at seventh floor level, relocation of plant to seventh floor roof level, external repair works and all other necessary enabling works for the refurbishment of existing offices (Class B1)”.*

Our client wishes to gain planning permission and listed building consent in order to sensitively refurbish and extend this Grade II listed building in order to provide enhanced office space to secure the building’s continued economic use.

### **The planning application**

A copy of the planning application material has been submitted to the Council via the Planning Portal (Reference Number PP-05210906). If hard copies of the application documents are required these can be provided.

As agreed, the application submission comprises the following documents:

- Application Form
- Site Location Plans
- Existing plans, roof plan, sections and elevations

- Proposed plans, roof plan, sections and elevations
- Existing internal elevations, sections and details affected by proposed works
- Demolition elevations, sections and details affected by proposed works
- Proposed internal elevations, sections and details affected by proposed works
- Design and Access Statement
- Schedule of works (internal and external)
- CIL Additional Information Form
- Cover Letter
- Planning Statement
- Heritage Statement
- Noise Impact Assessment

The proposed floorspace increase is 34 sqm GEA and therefore a payment for the requisite planning application fee of £195 has been made online.

### **The site**

The site is located in the London Borough of Camden, within the Bloomsbury Ward. Corinthian House is situated in a prominent location on the north-east corner of the junction of Tottenham Court Road (to the west) and New Oxford Street (to the south). The site is bound by the Dominion Theatre to the north and Bainbridge Street to the east. The site area extends to approximately 0.05 hectares.

Corinthian House is a Grade II listed building designed by Harry Wilson in 1928-1930 as the flagship store and headquarters of Burtons clothing manufacturers. There is little original building fabric internally. The main significance of the building relates to its external façade.

The Corinthian House building comprises retail accommodation at basement, ground and first floor levels. An office entrance is located on the Tottenham Court Road elevation, which leads to the office floorspace above (second to sixth floor levels). The planning application specifically relates to the office element of the building only. The retail unit will be unaffected by the development proposals.

The site is subject to the following site designations in accordance with Camden's Planning Policies Map:

- Central Activities Zone (CAZ);
- Central London Frontage (Primary Frontage);
- Tottenham Court Road Growth Area;
- Fitzrovia Area Action Plan Area (FAAP);
- Bloomsbury Conservation Area;
- Archaeological Priority Area; and
- Central London (Clear Zone Region) CLA.

Please refer to the Design and Access Statement, Historic Building Report and Planning Statement for a full assessment of the site and surrounding area.

### **Proposed development**

The existing office is proposed to be refurbished as part of the development proposals. Internally the entrance and communal stair core and lifts will be refurbished. Office floorplates at second to fourth floor levels will be enhanced through the removal of columns and existing partitions.

At levels five and six, further amendments are proposed to enhance levels of daylight and sunlight within the building, which are currently comprised by the external building facade. The proposals include the installation of floor lights between fifth and sixth floors, and a new lightwell at these levels.

At roof level the existing plant will be replaced, and provided within new plant enclosures. A new roof terrace for the office occupiers will be provided at roof level.

Externally, the existing windows and Portland stone facades will be cleaned and sensitively repaired where necessary.

A full assessment of the development proposals is provided within the planning application documentation.

We trust that you have all the necessary information to validate the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact Hugh Morgan or Rachel Crick of this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Crick'.

**Rachel Crick**  
**Associate**  
**DP9 Ltd**