



CORINTHIAN HOUSE

279 TOTTENHAM COURT ROAD

PLANNING STATEMENT

June 2016

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Tel: 020 7004 1700
Fax: 020 7004 1790

CONTENTS

1.0 INTRODUCTION

2.0 SITE AND SURROUNDING CONTEXT

3.0 THE DEVELOPMENT PROPOSAL

4.0 PLANNING POLICY AND ASSESSMENT OF PLANNING ISSUES

5.0 CONCLUSION

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DP9 Ltd (DP9) on behalf of TH Real Estate in support of a planning application and listed building consent for the refurbishment and minor extension of the building known as Corinthian House at 279 Tottenham Court Road. The site is positioned 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).

1.2 The existing building provides poor quality office accommodation, particularly at fifth and sixth floor levels which have limited windows and therefore are particularly compromised in terms of daylight. The proposed development will ensure that the office space within the building is commercially attractive to occupiers, in order to secure the long term tenure of the building.

1.3 The proposed development relates to the existing office floorspace which is provided at second to sixth floor, as well as the office entrance and communal areas at part basement, ground and first floor levels. The proposals will provide enhanced office floorspace which meets modern tenant requirements. The proposals are to refurbish the existing Grade II listed building, including repair works to the external façade, internal alterations, minor extensions/alterations at fifth and sixth floor levels, and a new roof terrace.

1.4 The description of development is set out below:

“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)”.

1.5 The submission of this application follows pre-application discussions with the London Borough of Camden (LBC) and neighbouring property owners.

1.6 This statement should be read and considered in conjunction with the plans and drawings submitted as part of this planning application. The Council has confirmed that the following documents are required for the validation of the planning application:

- Application Form;
- CIL Additional Information Form;
- Site Location Plan (prepared by Trehearne Architects);
- Existing and proposed roof, elevation, section and floor plans (prepared by Trehearne Architects);
- Demolition elevations, sections and details affected by proposed works (prepared by Trehearne Architects);
- Proposed internal elevations, sections and details affected by proposed works (prepared by Trehearne Architects);
- Schedule of Works (prepared by Trehearne Architects);

- Design & Access Statement (prepared by Trehearne Architects);
- Heritage Statement (prepared by Donald Insall Associates); and
- Noise Impact Assessment (prepared by LCA).

1.7 This document provides an overview of the site and the development proposal as well as an evaluation of the proposed development against the relevant national, strategic and local planning policy and guidance.

1.8 The Planning Statement is structured as follows:

- **Section 1** provides an introduction to the document;
- **Section 2** describes the site and the context of the surrounding area
- **Section 3** provides a description of the proposed development;
- **Section 4** sets out the relevant national, regional and local planning policies relevant to the planning application and provides an assessment of the proposed development against these policies; and
- **Section 5** sets out our conclusions.

2.0 SITE & SURROUNDING AREA

The application site

- 2.1 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.
- 2.2 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. The building features art deco facades, including Corinthian style columns, which provide a strong corner to this busy street junction. The building is irregular in shape.
- 2.3 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.
- 2.4 The building currently provides approximately 3,352 sqm GEA of existing office floorspace.
- 2.5 The office building is currently in need of renewal and modernisation. The existing office space has a number of constraints including: limited daylight at upper levels; low beams restricting head height; provision of only one wheelchair accessible WC; poor layout/provision of WCs; small and dated lifts; asbestos; no firefighting core; and cluttered plant at roof level. This is discussed in further detail in the Design and Access Statement prepared by Trehearne Architects.
- 2.6 The Camden Policies Map indicate that the site is located within the Central Activities Zone (CAZ), Central London 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.

Heritage and conservation

- 2.7 The site is Grade II listed. The Historic England listing description for the building states:

EXTERIOR: 7 storeys on a corner site. 7 bays to main Oxford Street façade, recessed canted angles 1 bay each, left hand return to Tottenham Court Road 3 bays, right hand return 2 bays. Ground floor shop altered late C20. Mezzanine 1st floor with margin glazed, tripartite metal framed windows in plain rectangular recesses. Main façade with Green detailing to 6 Corinthian pilasters rising from 1st to 3rd floor to support an entablature with projecting cornice surmounted by antefixae. Within this frame, metal framed tripartite windows with spandrel panels to 2nd and 3rd floors. Outer bays with narrow, vertically set windows to 1st, 2nd and 3rd floors. Attic storey has short, horizontally set windows above which a stepped parapet with

shaped, architraved, horizontally set window surmounted by a winged cartouche. Tottenham Court Road façade similar. Recessed angles with distyle-in-antis fluted columns, otherwise similar with stepped back parapets. Right hand return, plain recessed openings on 4 floors, tripartite to left bay, paired to recessed left bay.

INTERIOR: not inspected.

HISTORICAL NOTE: this store and offices was the flagship of an organisation founded in 1941 which became the largest men's clothing organisation in the world, offering quality clothes at the cheapest possible prices. Burton was also a pioneer in the field of industrial welfare in an exploitative industry".

- 2.8 Nearby there are several listed buildings including the Grade II listed Centre Point tower directly to the south of the site, the Grade II Dominion Theatre to the north of the site, and the Grade II* listed Tottenham Public House to the west of the site.
- 2.9 The building is located at the edge of the Bloomsbury Conservation Area. The building is also within the setting of the adjacent Hanway Street and Denmark Street Conservation Areas in LBC, and the Hanway Street and Soho Conservation Areas in neighbouring Westminster City Council.
- 2.10 Further information regarding the heritage of the building and the Conservation Area are provided in the Heritage Statement supporting application document which has been prepared by Donald Insall Associates.

Accessibility

- 2.11 The site benefits from excellent levels of public accessibility, with a PTAL rating of 6b which is the highest PTAL rating. Corinthian House is located opposite Tottenham Court Road London Underground station, which is currently being transformed into a Crossrail station for 2018.
- 2.12 The site is in close proximity to a number of TfL Cycle Hire docking stations including those at Earnshaw Street, Great Russell Street and Soho Square.

Planning history

- 2.13 The office element of the site last secured planning permission for refurbishment works in 2008 as part of planning permission 2008/2248/P and listed building consent 2008/2378/L.
- 2.14 The majority of other historic planning applications on the site relate to plant, mechanical works, signage, and alterations to the ground floor retail units.
- 2.15 Please refer to Appendix 1 of this report for a full planning history of Corinthian House.

The surrounding area

- 2.16 The application site is located adjacent to Camden Council's border with Westminster City Council, whose jurisdiction incorporates the western side of Tottenham Court Road. The area is identified as an Opportunity Area in the London Plan with significant potential for integrated renewal across Camden and Westminster borough boundaries. Tottenham Court Road plays a key role as part of the West End international shopping location, and enhancing the public realm around the St Giles area is a priority in the London Plan.
- 2.17 A key part of the pedestrian improvements (the West End Project) in the local area relate to the opening of the Elizabeth Line Crossrail station at Tottenham Court Road. In order to accommodate the additional people using the station a new plaza next to Centre Point tower is being developed, alongside new station entrances, pavement widening and diagonal pedestrian crossing to make it quicker and more convenient to cross the road, as illustrated in the image below.
- 2.18 Centre Point tower is located directly to the south of Corinthian House and is currently being refurbished from office to residential use, and is scheduled to be completed in 2017.
- 2.19 On the south western corner of the crossroad, above station works at Tottenham Court Road station are proposed for retail and residential uses (Westminster City Council).

3.0 APPLICATION PROPOSAL

Summary of overall concept

- 3.1 A full assessment of the proposed development is contained within the Design and Access Statement prepared by Trehearne Architects. This Planning Statement should be read in conjunction with the plans and drawings submitted as part of the application.
- 3.2 The development involves the retention, refurbishment and extension of the existing building. The concept behind the proposal is to refurbish and renew the existing building in order to provide enhanced office space to reposition the building in the market. The proposed development will deliver high quality business floorspace that will contribute to sustainable economic development and job creation and secure the buildings optimum use.
- 3.3 The proposals seek to enhance the character and appearance of the building, particularly at roof level, and also through the sensitive refurbishment of the windows and elevations of the building.

The proposed scheme

- 3.4 The proposals relate to the office element of the building only. The retail demise at basement to first floor level falls outside of the planning application red line boundary.
- 3.5 The application seeks full planning permission and listed building consent for:

“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)”.

- 3.6 The existing office entrance will be refurbished as part of the development proposals. The lifts will be replaced and the stair core refurbished throughout the building. The stair core and one of the proposed lifts will also extend to seventh floor level to provide access to the new roof terrace.
- 3.7 The office floorplates at levels two to four will benefit from general enhancements through refurbishment works, for example removal of columns and existing partitions. Accessibility throughout the building will be enhanced. Three new wheelchair compliant WCs will be provided, at first, third and seventh floor level.
- 3.8 Level five currently provides compromised accommodation in terms of daylight and sunlight as a result of the existing position of narrow windows at a high level. In order to improve daylight penetration at this level a roof light is proposed to be installed between the fifth and sixth floors, which will distribute daylight into the floorplate from above.

- 3.9 At sixth floor level sunlight is also currently limited as there are only two existing low level windows in the building façade. It is proposed that a new glass façade will be installed at sixth floor, behind the height of the existing stone parapet, so that natural daylight can reach into the sixth floor, as well as into the floor light into the fifth floor. It is proposed that the new terrace area at sixth floor level is enclosed with a glass roof above to maximise daylight and sunlight.
- 3.10 In addition to the works outlined in the paragraphs above, daylight penetration into the office floorplates at fifth and sixth floor levels will be enhanced through the installation of a new lightwell at these levels in the north west corner of the building to bring in additional natural light.
- 3.11 At seventh floor level a new roof terrace is proposed and the existing plant will be replaced with two new plant enclosures. Access to the roof terrace will be provided via lift and stairs, and a disabled WC will also be created within the roof pod. A set back glass balustrade will be provided around the roof terrace for security purposes.
- 3.12 Externally the existing windows and Portland stone facades will be cleaned and sensitively repaired where necessary.
- 3.13 In terms of communal space the existing building is compromised at ground and first floor levels as a result of the existing retail unit. Accordingly, it is proposed that servicing will take place as per the current arrangements in order to minimise impacts to the original building fabric.

Proposed floorspace schedule

- 3.14 In terms of floorspace there will be an overall increase of only 8 sqm GIA Class B1 office floorspace. The main area changes arise at fifth floor level as a result of the extension of the office floorplate to the external parapet and the insertion of a light well, at sixth floor level through minor extensions and at roof level to provide access to the terrace and plant provision.
- 3.15 A summary breakdown of the existing and proposed floorspace is provided in Table 1 below. A detail floorspace breakdown has been prepared by Trehearne and is provided within the Design and Access Statement.

Table 1 – Existing and proposed floorspace

Use Class	Existing Floorspace (sqm GIA)	Proposed Floorspace (sqm GIA)	Change (sqm GIA)
Office Floorspace	2,964	2,972	8

Pre-application discussions***London Borough of Camden***

- 3.16 The submission of this planning application follows a series of pre-application meetings with Camden Council's officers in January and May 2016.
- 3.17 The design has evolved as a result of these meetings, in line with the advice and comments received. Officers have confirmed that the provision of additional office floorspace in this Central London location would be welcomed.
- 3.18 In terms of the design, officers considered that the addition of the terrace and extension of the lift and stair core to roof level would result in minimal visibility from the surrounding area as the additional mass has been set back to the rear of the building. The proposals were considered to result in little change to the significance of the listed building.
- 3.19 Officers advised that the proposed development is acceptable in principle, subject to the provision of further design details, which are have been addressed within this application submission (refer to Section 4.3 of the Design and Access Statement for further information).
- 3.20 In addition, impacts on residential amenity were considered to be acceptable by officers as the adjacent buildings are mostly in commercial use. The nearest residential units will be those proposed at Centre Point, however officers acknowledge that there is a distance of c.23m from Corinthian House, and accordingly there would be no loss of amenity in terms of loss of privacy or increased overlooking.

Dominion Theatre

- 3.21 In addition to the above, a meeting took place with the owners of the adjacent theatre building in May 2016 to inform them about the development proposals.
- 3.22 Following this meeting further discussions have taken place with the theatre to ensure that operational requirements (such as performance times and use of studio rehearsal space) are taken on board during the construction period.
- 3.23 The Applicant will continue to engage with the Dominion Theatre throughout the planning application and construction processes to ensure that any disruption to the theatre is minimised.

4.0 PLANNING POLICY AND ASSESSMENT OF PLANNING ISSUES

4.1 This section identifies the statutory development plan which is relevant to the application site, and provides an evaluation of the proposed development against the relevant planning policies. The planning policy context comprises three levels of adopted and emerging policy – national, regional and local. Within each level there is both planning policy and guidance which combine to provide the framework for the consideration of the proposed development.

National planning policy

4.2 The National Planning Policy Framework (NPPF) was adopted on 27 March 2012 and provides planning policy guidance at a national level and is a material consideration in the determination of planning applications.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development, for both plan making and for decision taking. The NPPF directs local planning policies to approve development proposals that accord with the development plan without delay. The NPPF supports sustainable economic development, including the delivery of new business units.

4.4 The proposed development will support sustainable economic development within an area of good accessibility for enhanced business space. The NPPF supports responding positively to the opportunities for growth. The design has been informed by the principles of sustainability and is therefore compliant with the underlying principles of the NPPF.

4.5 A further key principle of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

4.6 The Government published National Planning Policy Guidance (NPPG) on 6 March 2014. This online, regularly updated planning practice guidance is a material consideration in the determination of planning applications, and has been considered as part of our assessment of the development proposals considered within this section.

The development plan

4.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan for the site is:

- The London Plan (The Spatial Development Strategy for London Consolidated with Alterations Since 2011) (March 2015)
- Minor Alterations to the London Plan (MALPs) (March 2016)
- Camden Core Strategy (2010)
- Camden Development Policies (2010)
- Camden Draft Local Plan (Submission Draft) (February 2016)

- Camden Planning Guidance documents (various).
- 4.8 The London Plan was originally published in July 2011, and has since been updated and revised. This document provides the overall strategic plan for London, setting out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.
- 4.9 In March 2016, the Minor Alterations to the London Plan (MALPs) were published following examination in public by an independent inspector. The MALPs relate to revisions to housing and parking standards in order to bring the London Plan in line with national housing standards and car parking policy.
- 4.10 The Greater London Authority (GLA) has produced a number of documents which provide more detailed strategic guidance regarding London Plan policies and are also relevant to the proposed development. These include (inter alia):
- Crossrail Funding (March 2016);
 - Central Activities Zone (March 2016); and
 - Sustainable Design and Construction (April 2014).
- 4.11 Where relevant within the supporting application documents these guidance notes have been referred to. The guidance documents tend to relate to detailed technical or individual topic matters and have not all been directly referred to in this Planning Statement.
- 4.12 The London Borough of Camden LDF comprises a suite of planning policy documents to guide and inform development within the borough. The principal documents within the LDF are the Core Strategy and the Development Policies documents which were both adopted in 2010.
- 4.13 Camden are currently reviewing their planning policies and consulted on the Submission Draft Local Plan between February and April 2016. Once adopted the Local Plan will replace the Core Strategy and Development Policies documents as the basis for making planning decisions. The draft Local Plan (Submission Draft) will be submitted for public examination later this year, and therefore can be given some limited weight in the determination of planning applications.
- 4.14 LBC have also prepared a number of Camden Planning Guidance documents. Where relevant these documents have also been considered.

Site designations

- 4.15 The site is identified within the Camden Proposals Map as having the following site specific designations:
- 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.

Planning policy assessment

4.16 This section reviews all of the above policies which are relevant to the proposed development and provides an assessment of how the proposed development complies with planning policy in respect of the following:

- i. Land use - commercial / employment floorspace;
- ii. Design, heritage and conservation;
- iii. Amenity;
- iv. Services;
- v. Transport; and
- vi. Planning Obligations / Community Infrastructure Levy.

i. Land use – commercial / employment floorspace

4.17 At the national level, the NPPF supports proposals which seek to build a strong, competitive economy and ‘planning should operate to encourage and not act as an impediment to economic growth’ (Paragraph 19).

4.18 The London Plan focuses on enabling and promoting strong, sustainable and increasingly diverse economies across London. The London Plan broadly seeks to protect office accommodation and Policy 4.2 supports the redevelopment of office provision to improve London’s competitiveness and to meet the distinct needs of the central London office market. The policy specifically encourages the renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility.

4.19 Camden planning policies seek to protect existing employment uses. Core Strategy Policy CS8 promotes a successful and inclusive Camden economy and seeks to safeguard existing employment sites and premises. Core Strategy Policy seeks to promote Central London as a focus of Camden’s future growth in offices.

4.20 Camden Development Management Policy DP13 states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business use. The Camden Planning Guidance 5 (Town Centres, Retail and Employment) also supports the retention of existing office uses.

4.21 Draft Local Plan Policy G1 (Delivery and Location of Growth) states that the Council will support development that makes best use of its site, and identifies that there is a need for 695,000 sqm of office floorspace over the plan period (to 2031). Development is envisaged to take place throughout the borough, but with significant growth expected to be delivered within growth areas, such as Tottenham Court Road. The priority for the Tottenham Court Road Growth Area

is to accommodate growth arising by the transport enhancements at Tottenham Court Road station, sensitively designed to preserve and enhance the character and appearance of conservation areas.

- 4.22 Draft Local Plan Policy E1 (Economic Development) seeks to secure a strong economy in Camden, and directs office development to growth areas and central London locations in order to meet the forecast demand. The policy seeks to safeguard existing employment sites, and also supports proposals for the intensification of employment sites.

Assessment of scheme proposals

- 4.23 The existing building is considered to be suitable for continued office use, however the quality of the existing office floorspace is poor and requires refurbishment and internal rearrangement in order to provide high quality floorplates which can secure long term tenants for the building. The proposed development will significantly enhance the quality of office floorspace, particularly in respect of enhanced levels of daylight and sunlight at fifth and sixth floor levels.
- 4.24 The site falls within Central London, the Tottenham Court Road Growth Area and the CAZ where new office floorspace is promoted and supported in principle. Whilst the proposals result in a modest floorspace increase of 8 sqm (GIA), the proposed development will contribute towards boosting business within the West End, and will positively impact on the local economy.
- 4.25 Overall, the proposed increase in office floorspace as part of the proposed development is considered to be compliant with the key principles of the London Plan and Camden's existing and emerging planning policies.

ii. Design, heritage and conservation

- 4.26 A full evaluation of the design, the proposed development and its relationship to the surrounding urban context is set out within the Design and Access Statement prepared by Trehearne Architects which has been submitted as part of the planning application. In addition, Donald Insall Associates have prepared a Heritage Statement which assesses the impact of the proposal on the Grade II listed building, surrounding listed buildings and conservation areas.
- 4.27 The Government attaches great importance to the design of the built environment. One of the core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The NPPF states that planning decisions should not attempt to impose architectural styles and should not stifle innovation, originality or initiative (paragraph 60).
- 4.28 The NPPF recognises that although visual appearance and the architecture of individual buildings are very important factors, high quality design should also address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 61).

- 4.29 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to consider the impact of proposals upon listed buildings and conservation areas and to pay special regard to the desirability of preserving and enhancing the special architectural or historic interest of listed buildings or their setting and the character and appearance of conservation areas.
- 4.30 In relation to heritage and conservation, the NPPF directs local planning authorities to assess the particular significance of any heritage asset that may be affected by a proposal and should consider this when assessing the impact of the proposals (Paragraph 129). The NPPF directs planning authorities to consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation (Paragraph 131).
- 4.31 When considering the impact of a proposed development on the significance of a designated heritage asset (for example listed buildings or conservation areas), the NPPF places great weight to the asset's conservation. The more important the asset the greater the weight will be (Paragraph 132).
- 4.32 Camden's Core Strategy Policy CS14 seeks to promote high quality design which respects local context and character, as well as preserving and enhancing Camden's heritage assets and their settings. Development Policy DP24 seeks to secure high quality design particularly in respect of: accessibility; the character, setting, context, form and scale of neighbouring buildings; the appropriate location for building services equipment; as well as the character and proportions of the existing building. The principles of these design policies are also contained within the Draft Local Plan Policy D1 (Design).
- 4.33 In relation to heritage, Development Policy DP25 seeks to conserve Camden's heritage and states that in relation to conservation areas the Council will only permit development that preserves and enhances the character and appearance of the conservation area. In relation to listed buildings the Council will only grant consent for alterations and extensions where it considers this would not cause harm to the special interest of the listed building or the setting of a listed building.
- 4.34 Draft Local Plan Policy D2 (Heritage) outlines the Council's approach towards applications affecting designated heritage assets. The draft policy states that the Council will generally resist the loss of, or harm to, designated heritage assets / listed buildings unless certain criteria are met. In relation to impacts on conservation areas the Council will require proposals to preserve or enhance the character or appearance of the conservation area.

Assessment of scheme design

- 4.35 A substantial amount of historical research has been undertaken in relation to the existing listed building to ascertain its significance. The Applicant's aim is to preserve and enhance the existing building through sensitive refurbishment and extension, paying careful consideration to the external and internal appearance of the building.

- 4.36 Internally the office reception, primary stair core and WCs will be refurbished. All of the contemporary internal finishes will be replaced with modern finishes. Secondary glazing will be installed internally and new services will be provided. The secondary staircase will be sensitively repaired and refurbished. The existing lightwell will also be sensitively refurbished and de-cluttered. The WCs (which are currently found on quarter landing levels for alternate sexes) will be refurbished as superloos to improve the distribution of facilities throughout the building. Two levels of compliant disabled WCs will also be provided within the building at first and third floor levels. All internal works have been sensitively designed in line with the character of the building. As a result of substantial previous internal alterations, the proposals will not impact on original building fabric.
- 4.37 The insertion of the new lightwell at fifth and sixth floor will greatly improve the quality of the internal office space, whilst not affecting original building fabric. The lightwell will also provide external amenity space to the fifth floor occupier as this will be an open air lightwell and will significantly enhance the office space. The glass infill terrace created between fifth and sixth floor level will also have a similar effect by increasing the amount of light which can penetrate into the office floorplate, creating a high quality development.
- 4.38 Externally, amendments are proposed to the office entrance. The proposals incorporate an extension at seventh floor level to provide a new roof terrace and plant enclosures. Consideration has been made in relation to the height of adjoining properties during the design development process. In terms of scale, the proposal ensures that the massing of the roof pod (containing the lift, stairs and disabled WC) and the plant enclosures are set back to the rear of the building. The lift overrun is therefore proposed in the least sensitive location, and will be barely visible from street level. The glass balustrade will also be positioned behind the line of the existing stone parapet, and will have minimal visibility in street views, and would result in an overall improvement to the appearance of the roofscape. Please refer to Section 3 of the Design and Access Statement for further information regarding the proposed views and the Historic Building Report for heritage analysis. In this context it is considered that the proposed height and massing of the roof extension is suitable within this location.
- 4.39 All of the design proposals have been developed to promote high quality design in respect of character, context, form and accessibility, in accordance with Core Strategy Policy CS14 and Development Policy DP24.
- 4.40 Particular care and attention has been given to the bulk, height and massing of the scheme to avoid any adverse impact on Corinthian House, neighbouring listed properties and the Bloomsbury Conservation Area. It is considered that the proposed extensions result in a design solution which is of an appropriate scale and nature, in accordance with Development Policy DP25.
- 4.41 The proposed cleaning and repair works to the building façade will be sensitively undertaken. In accordance with Development Policy DP24, high quality materials will be used to provide visually interesting frontages including retention and enhancement of the Portland stone columns.

Assessment of heritage and conservation impacts

- 4.42 The building is Grade II listed and as outlined in the Heritage Assessment prepared by Donald Insall Associates, the primary significance of the building relates to the external elevations that front on to Tottenham Court Road, New Oxford Street and Bainbridge Street. The modern shopfronts are of no significance, and indeed detract from the building's significance, however there is one surviving section of the original shop front located above the original entrance on Bainbridge Street which is of high significance.
- 4.43 Internally there is limited original building fabric remaining as a result of historic refurbishment works. The only original internal building fabric that survives includes the floor levels and the secondary staircase on the eastern side of the building which is of moderate significance.
- 4.44 The scheme has been designed to ensure that the majority of the works are concealed behind the façade, or are set back from street level and therefore not visible in public views from the conservation area. Works at roof level, including the removal of historic plant and railings and the provision of plant enclosures, will result in an overall enhancement at roof level. The alterations at fifth and sixth floor levels are minor and will not impact on the significance of the building.
- 4.45 The development proposals would not cause harm to the significance of the listed building. The scheme will conserve the heritage asset in accordance with Paragraph 129 of the NPPF. Notwithstanding this, the scheme results in a number of public benefits:
- Enhanced quality of office accommodation, particularly in relation to daylight levels and amenity space;
 - Internal refurbishments resulting in high quality spaces;
 - Creation of a new disabled WC;
 - Improvements to the roofscape;
 - Relocation and concealment of rooftop plant;
 - External refurbishment of windows and Portland stone elevations.
- 4.46 Overall the proposals have been sensitively designed and consistent with the design and conservation aims of the development plan. The development proposes a very high quality design which will maximise the potential of the site whilst ensuring that there are minimal impacts to the original building fabric.
- 4.47 The proposed development will cause no harm to the significance of heritage assets, but notwithstanding this there are a number of public and heritage benefits associated with the development which would secure the long-term conservation of the listed building within its optimum-viable use. The scheme is therefore considered to comply with the relevant NPPF heritage tests, statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Camden planning policy.

*iii. Amenity**Daylight and sunlight*

- 4.48 Camden Development Management Policies DP26 seeks to manage the impact of development on occupiers and neighbours in relation to visual privacy, overlooking, outlook, sunlight and daylight, odour and dust. Draft Local Plan Policy A1 also seeks to manage the impact of development.
- 4.49 The surrounding buildings are predominantly in commercial use. As acknowledged by the Council, the closest residential units to the site will be contained within the Centre Point Tower which is approximately 23m from the application site. Accordingly, it is considered that the proposed development will have a very limited impact, if any, on visual privacy, overlooking, overshadowing, outlook and access to daylight and sunlight to neighbouring buildings. Indeed, when viewed from above, the appearance of the roof will be significantly enhanced as a result of the development proposals.

Noise impact

- 4.50 In relation to noise impact, Camden Development Management Policies DP28 outlines that the Council will seek to ensure that noise and vibration is controlled and managed. The Council will not grant planning permission for development likely to generation noise pollution or for development sensitive to noise in locations of noise pollution. The Council sets Camden Noise and Vibration Thresholds (Camden Planning Guidance 6: Amenity), and development above this level will not be permitted. Planning permission would only be granted for new plant and machinery if it can be operated without causing harm to amenity or in excess of noise thresholds.
- 4.51 Draft Local Plan Policy A4 seeks to ensure that noise and vibration is appropriately controlled and managed, in accordance with the thresholds set out at Appendix 2 of the policy document.
- 4.52 A Noise and Vibration Assessment has been prepared by LCP to determine the prevailing noise climate and likely noise levels resulting from the proposed roof plant. The report concludes that subject to the implementation of the noise mitigation measures outlined in the report, the proposals accord with the Councils noise requirements.
- 4.53 Continued liaison with the adjacent Dominion Theatre will ensure that noise impacts from deliveries and from the demolition/construction period are minimised.
- 4.54 Overall the proposed development will ensure that noise arising during construction or as a result of the proposed roof plant will be controlled and managed. The proposals will comply with the relevant noise thresholds and is therefore considered to be in accordance with the relevant planning policies.

iv. Services*Waste*

- 4.55 Camden Development Management Policies DP26 requires applications to provide facilities for storage, recycling and disposal of waste. Draft Local Plan Policy CC5 seeks to ensure that developments provide facilities for the storage and collection of waste and recycling.
- 4.56 Due to the lack of communal areas within the application site, opportunities to provide a dedicated waste and recycling storage point in the listed building are limited. The scheme proposes to retain the current arrangements regarding waste, whereby waste is stored within each office unit and then taken down to street level on the day of collection.

Sustainability

- 4.57 Core Strategy Policy CS13 and Development Policy DP22 promote sustainable design and construction in all new developments across Camden. Draft Local Plan Policy CC1 seeks to minimise the effects of climate change, and outlines that the Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings.
- 4.58 Care has been taken to ensure the design of the scheme has evolved to incorporate sustainable credentials wherever possible, without resulting in harm to the original building fabric or the listed building as a whole. The proposals result in an uplift of 8 sqm GIA and therefore a sustainability and energy assessments are not required by planning policy.
- 4.59 Overall the proposed development at Corinthian House has incorporated waste and recycling facilities where possible, and the refurbishment allows for improvements to be made to the sustainability of the building. The scheme is therefore considered to be in accordance with planning policy requirements.

v. Transport

- 4.60 Core Strategy Policy CS11 seeks to promote sustainable and efficient travel. Camden Development Management Policies DP18 requires applications in the Central London Area to be 'car free', and also provides minimum standards for cycle parking. Draft Local Plan Policy T1 also seeks to promote cycling in the borough and T2 requires 'car free' development.
- 4.61 The site is very well served by public transport, with a PTAL rating of 6b, the highest PTAL rating. The site's accessibility will increase further as a result of the opening of the Elizabeth Line (Crossrail) in 2018.
- 4.62 The proposed development will be car free in accordance with planning policy.
- 4.63 The scheme is a minor application with a floorspace increase of 119 sqm, and therefore the cycle parking requirements set out in Camden Planning Guidance 7: Transport, are not

applicable. In any event, due to the constraints of the existing layout of the listed building, there are very limited opportunities to create dedicated cycle storage provision on site. Access into the site is restricted due to the retail demise at basement, ground and first floor levels, which limits the provision of convenient cycle parking spaces at street level. Notwithstanding the above, the site is in close proximity to three TfL Cycle Hire docking stations which provide nearly cycle parking facilities.

4.64 Overall, the proposed development accords with relevant transport policies.

vi. Planning obligations and community infrastructure levy

Section 106 obligations

4.65 Due to the scale of the planning application proposals (office floorspace increase of 8 sqm), it is considered unlikely that any S106 Planning Obligations will be required by the Council in relation to the proposed development.

4.66 Notwithstanding this, if during the consultation process S106 contributions are considered necessary by the Council, the Applicant would be willing to agree to draft Heads of Terms in conformity with national, regional and local guidance and policy.

Mayoral and Camden Community Infrastructure Levy (CIL)

4.67 In accordance with the Mayor's Crossrail Funding Supplementary Planning Guidance (March 2016), Mayoral Community Infrastructure Levy (CIL) is a tariff chargeable by the GLA on new development. The Mayoral CIL is chargeable in Camden at £50 per sqm (GIA).

4.68 The Council adopted their CIL Charging Schedule on 1 April 2015. The site is located within CIL Zone A (central), whereby office floorspace is chargeable at £45 per sqm (GIA).

4.69 The proposed development results in a chargeable building floorspace of 2,972 sqm (GIA) office floorspace. As the existing office floorspace (2,964 sqm GIA) meets the lawful in use occupancy test, the uplift of the proposals falls beneath the 100 sqm threshold where CIL would be liable.

4.70 Although the site is located within the Central London Crossrail Charging Area, the proposed increase in floorspace is less than the 500 sqm threshold and therefore a Crossrail contribution will not be required.

4.71 A CIL additional information form has been completed and forms part of this application.

5 CONCLUSIONS

- 5.1 The proposed development has been informed following a series of pre-application meetings with the London Borough of Camden. Following this process further detailed design development has taken place in order to address the comments received.
- 5.2 The application provides an opportunity to refurbish and enhance the existing Grade II listed Corinthian House building to provide renewed and modernised office floorspace. The proposals will result in an overall increase in office floorspace of 8 sqm GIA, including extensions at sixth and seventh floor levels, thereby increasing and enhancing the high quality office stock within this Central London location. Planning policy at all levels supports the promotion of sustainable economic development within growth areas and centres such as Tottenham Court Road.
- 5.3 Internally the office space will be improved through various works including removal of columns and existing partitions, refurbishment of cores and replacement of internal finishes. Accessibility throughout the building will be enhanced, including the provision of DDA compliant lifts and additional wheelchair compliant WCs throughout the building. The quality of office space at fifth and sixth floor levels will be improved through design measures which will increase levels of daylight penetration into the building. The proposed development will reposition the office building for its next leasing cycle in order to continue the building's optimum viable use.
- 7.2 Externally a new roof terrace is proposed, set back from the edge of the building, which will barely be visible in key views. The roofscape will be significantly enhanced through the creation of specific plant enclosures. The historic building facades and windows are proposed to be cleaned and repaired where necessary.
- 7.3 Overall the proposals designed by Trehearne Architects have been sensitively designed and the special architectural and historic interest of the Grade II listed building and the character and appearance of the Bloomsbury Conservation Area would be preserved.
- 7.4 The development proposals for Corinthian House are considered to be fully compliant with planning policies at the national, regional and local level. The proposal will provide not only refurbish the existing listed building sensitively to reposition it in the office market, but it importantly it will provide an increase in employment floorspace which will help Camden's economy continue to thrive.

APPENDIX I**Corinthian House, 279 Tottenham Court Road Planning History**

Unit	Application Reference	Description	Decision
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2012/4889/P</u>	Installation of condenser unit in plant enclosure at roof level in connection with existing offices (Class B1).	Granted November 2012
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/5874/L</u>	Works associated with the installation of roof top condenser units, serving the fourth, fifth and sixth floor levels.	Granted December 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/5659/P</u>	Installation of new roof top condenser units serving the fourth, fifth and sixth floor levels.	Granted December 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/4328/L</u>	Works associated with the replacement of existing roof top condenser units, serving the fourth, fifth and sixth floor levels.	Withdrawn October 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/4228/P</u>	Replacement of existing roof top condenser units, serving the fourth, fifth and sixth floor levels.	Withdrawn September 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/2378/L</u>	Alterations to the entrance to offices on upper floors and refurbishment of interior common parts at ground, fourth, fifth and sixth floors.	Granted June 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2008/2248/P</u>	Alterations to the entrance to offices on upper floors	Granted June 2008
o/s 118-132 New Oxford Street London WC1A 1HN	<u>2008/0593/A</u>	Display of non-illuminated sign to the rear of kiosk facing the road.	Granted February 2008
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2007/2003/L</u>	Alterations to fascia including display of individually illuminated lettering to fascia signs on elevations fronting Tottenham Court Road and Oxford Street.	Granted May 2007
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2007/1588/A</u>	Display of individually illuminated lettering to fascia signs on elevations fronting Tottenham Court Road and Oxford Street.	Granted May 2007
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2007/2003/L</u>	Alterations to fascia including display of individually illuminated lettering to fascia signs on elevations fronting Tottenham Court Road and Oxford Street.	Granted May 2007
118-132 New Oxford Street & 279	<u>2007/1588/A</u>	Display of individually illuminated lettering to fascia signs on elevations	Granted May 2007

Tottenham Court Road London WC1A 1HN		fronting Tottenham Court Road and Oxford Street.	
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2005/3371/L</u>	Submission of details method of fixing individual letters to existing metalwork pursuant to condition 4 of listed building consent dates 5 th August 2005 (ref. 2004/2753/L) for stainless steel letters on the nameplate above the entrance at ground floor level.	Granted August 2005
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2005/3288/L</u>	Works associated with the display of a high level sign.	Refused August 2005
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2005/3260/A</u>	Display of internally illuminated high level sign	Refused August 2005
Corinthian House 279 Tottenham Court Road London W1T 7RJ	<u>2004/2753/L</u>	The application of the property name in stainless steel letters above the entrance at ground floor level.	Granted June 2005
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2004/2602/A</u>	The display of a halo illuminated letters affixed to a fascia sign and 3 high level banners.	Part Granted/Refused July 2007
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2004/0869/L</u>	Internal alterations at basement, ground and first floor levels of existing retail premises.	Granted July 2004
118 - 132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2004/0842/P</u>	The retention of alterations to an existing shop front and installation of a new security shutter to a Bainbridge Street emergency exit.	Granted July 2004
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2004/2602/A</u>	The display of a halo illuminated letters affixed to a fascia sign and 3 high level banners.	Part Granted/Refused July 2004
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>2004/2598/L</u>	The display of a halo illuminated fascia sign and 3 high level banners.	Part Granted/Refused July 2004
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>LSX0205097</u>	Display of non-illuminated fascia sign, as shown on drawing numbers: 010/B.	Grant L B Consent with Conditions October 2002

Road London WC1A 1HN			
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>ASX02065096</u>	Display of non-illuminated fascia sign, as shown on drawing numbers: 010/B	Grant Approval for Advertisement October 2002
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>PSX0004695</u>	Installation of new shop front. (as shown on drawing number; 323/A0/01A,323/A0/02A, 323/A0/03A, 323/A1/50, 323/A1/51, 323/A1/52 6918/01A, 6918/02, 6918/03, 6918/04 Photographs - 3 x A4 pages).	Grant Full Planning Permission (conds) June 2000
118-132 New Oxford Street & 279 Tottenham Court Road London WC1A 1HN	<u>LSX0004616</u>	Internal and external alterations involving installation of new shopfront and signage and show fit out at basement, ground and 1 st floor levels. (as shown on drawing numbers: 323/A0/01A, 323/A0/02A, 323/A0/03A, 323/A1/50, 323/A1/51, 323/A1/52 6918/01A, 6918/02, 6918/03, 6918/04 Photographs- 3 x A4 pages).	Grant L B Consent with Conditions June 2000
279 Tottenham Court Road & 118-132 New Oxford Street, W1	<u>LS9805115</u>	Removal of light well stud partition, new fascia signage and redecoration to shopfront, space alterations internally by removing stud partitions (Plans submitted)	Withdrawn Application November 1998
James Watt House, 279 Tottenham Court Road, W1	<u>A9602619</u>	Display of agents letting banner measuring 30 ft. x 4 ft. from fifth floor down to second floor level, as shown on 2 photographs, 1 banner plan and location plan (all unnumbered).	Refuse Consent for Advertisement September 1996
279 Tottenham Court Road, W1	<u>9502148</u>	Refurbishment of existing office entrance from Tottenham court Road, involving partial demolition of modern entrance and surround; as shown on plan numbers N/305/10 and 00. (Plans submitted)	Grant Full Planning Permission (conds) December 1995
279 Tottenham Court Road, W1	<u>9570404</u>	Refurbishment of existing office entrance from Tottenham court Road, involving partial demolition of modern entrance and surround; as shown on plan numbers N/305/10 and 00. (Plans submitted)	Grant L B Consent with Conditions December 1995
279 Tottenham Court Road W1	<u>9570192</u>	The erection of a fascia and projecting signs as shown on drawing numbers 08/05D and 01A.	Grant List.Build. or Cons.Area Consent June 1995

279 Tottenham Court Road W1	<u>9580105</u>	The display of halo illuminated letters on the shop fascia and four internally illuminated projecting box signs as shown on drawing number 01A.	Grant Approval for Advertisement May 1995
279 Tottenham Court Road W1	<u>9480162</u>	The continued display of fascia signs consisting of internally illuminated letters together with four internally illuminated projecting signs. As shown on drawing number 02/S.	Grant Approval for Advertisement October 1994
279 Tottenham Court Road W1	<u>9470316</u>	The display of internally illuminated fascia and projecting signs. as shown on drawing number 02/S.	Grant List.Build. or Cons.Area Consent October 1994
118/132 New Oxford Street/279 Tottenham Court Road W1	<u>9480005</u>	The display of four internally illuminated projecting box signs and two sets of halo illumination letters reading "Burtons Dorothy Perkins". The dimensions of the projecting signs are 80mm x 800mm as shown on drawing numbered 02D as revised by letter dated 9 th February 1994.	Grant Approval for Advertisement January 1994
279 Tottenham Court Road W1	<u>8800321</u>	Change of use of the first floor from storage to retail with the installation of a new shopfront at ground floor level (as shown on drawings numbered 10/0967/37/05C 06D 07B 11A 32 & 55.	Grant Full or Outline Planning Permission July 1988
279 Tottenham Court Road W1	<u>8880076</u>	The display of: 1. An internally illuminated projecting box sign measuring 900mm X 500mm on the Tottenham Court Road frontage. 2. An internally illuminated projecting box sign measuring 900mm X 500mm on the New Oxford Street frontage (as shown on drawing number 10/0967/37/55).	Grant Approval for Advertisement July 1988
279 Tottenham Court Road W1	<u>8780086</u>	The display of a sign measuring 2.1m x 0.85m consisting of individually internally illuminated letters to read 'digital' on the splay corner at high level as shown on drawing numbers DJW/86/23 & 25	Refuse Consent for Advertisement April 1987
279 Tottenham Court Road W1	<u>8780085</u>	The display of: 1. An internally illuminated fascia sign measuring 3.1m x 1m (letters lit only) 2.an internally illuminated projecting box sign measuring 1.4m x 0.7m. as shown on drawing numbers DJW/86/23 & DJW/86/24. Period of consent 1 st August 1987 to 31 st July 1992.	Grant Approval for Advertisement April 1987

279 Tottenham Court Road W1	<u>8780084</u>	The display of a non-illuminated sign measuring 2.1m x 0.85m consisting of individual letters to read 'digital' on the splay corner at high level as shown on drawing numbers DJW/86/23 & 25.	Refuse Consent for Advertisement April 1987
279 Tottenham Court Road W	<u>8700792</u>	The installation of a new entrance canopy and fascia as shown on drawings DJW/86/23 and 24.	Grant Full or Outline Planning Permission April 1987
The Kiosk 279 Tottenham Court Road W1	<u>8680284</u>	The installation of an internally illuminated projecting fascia box sign measuring 1.43 metres long x 1.20 metres high x 0.30 metres deep fixed by brackets a distance of 0.63 metres from the main building at a height of 2.81 metres above ground level and above the kiosk canopy and roof as shown on drawing number 8363 revised by letter dated 22nd January 1987.	Refuse Consent for Advertisement October 1986
279 Tottenham Court Road W1	<u>8480111</u>	Display of a high level sign comprising individually illuminated blue neon letters and line surround measuring 4.7m by 1.6m located on the splayed corner of the building fronting 56 St. Giles Circus.	Refuse Consent for Advertisement May 1984
279 Tottenham Court Road W1	<u>8480054</u>	Display of a high level sign internally illuminated and of an overall size of 4.7m x 1.6m on the splayed corner of the building fronting St. Giles Circus. (As shown on drawing no.75772/3).	Refuse Consent for Advertisement March 1984
279 Tottenham Court Road, W1	<u>AD2356</u>	Display of a high level sign, internally illuminated and of an overall size of 4.7m x 1.6m on the splayed corner of the building fronting St. Giles Circus.	Refusal July 1983
279 Tottenham Court Road, W1	<u>P13/10/C/25903</u>	Use of 3rd and 5th floors as offices.	Permission January 1978