

Rachel Crick
DP9 Ltd
100 Pall Mall
London
SW16 5NQ

Application Ref: **2016/3484/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Corinthian House
279 Tottenham Court Road
London
W1T 7RJ

Proposal:

Erection of outer doors and replacement inner doors at ground floor level, creation of internal lightwell and internal roof terrace at 5th and 6th floor level; extension and rooflights to 6th floor; relocation of plant to 2 plant rooms at roof level; and creation of roof terrace at 7th floor level including access and balustrade.

Drawing Nos: Historic Building Report prepared by Donald Insall Associates dated June 2016; Noise report prepared by Long and Partners Ltd dated 21 June 2016; Planning statement prepared by DP9 dated June 2016; Schedule of floor areas; Outline schedule of works; Demolition drawings: L(so): 01; 02; 03; 04; 05; 06; 07; 08. Proposed drawings: P(--): 01 A; 02 B; 03 B; 04 A; 05 A; 06 B ; 07 D; 08 D; 10 B; 11 B; 12; 13; 14; 20 A; 21 A; 22; 23 A; 24 A; 100; Existing drawings: E(--): 00 A; 01 B; 02 B; 03 B; 04 B; 05 B; 06 B; 07 B; 08 A; 10; 11; 12; 13; 20; 22; 23; 24; 100;

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 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: Historic Building Report prepared by Donald Insall Associates dated June 2016; Noise report prepared by Long and Partners Ltd dated 21 June 2016; Planning statement prepared by DP9 dated June 2016; Schedule of floor areas; Outline schedule of works; Demolition drawings: L(so): 01; 02; 03; 04; 05; 06; 07; 08. Proposed drawings: P(--): 01 A; 02 B; 03 B; 04 A; 05 A; 06 B ; 07 D; 08 D; 10 B; 11 B; 12; 13; 14; 20 A; 21 A; 22; 23 A; 24 A; 100; Existing drawings: E(--): 00 A; 01 B; 02 B; 03 B; 04 B; 05 B; 06 B; 07 B; 08 A; 10; 11; 12; 13; 20; 22; 23; 24; 100;

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings at a scale of 1:10 of all windows (including jambs, head and cill), glazing (including secondary glazing), balustrading, external doors (including south east door to 6th floor terrace) and gates; elevation and plan drawings of man-safe system.

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Details to include paint sample for window frames and decorative spandrels; colour and mix of render to stair core; plant screening; and bronze 'night time' doors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The site is a Grade II listed building within the Bloomsbury Conservation Area.

The proposal would demolish the existing 1970s structure at 6th floor level (behind the original façade) and introduce a largely glazed wall behind the existing parapet. As the proposed glazed wall would be behind the existing façade it would not be visible. The proposal would enlarge the office space at 6th floor by relocating the plant to roof level. The additional office floorspace (approx. 100sqm) would be welcomed in this Central London location. The proposal includes alteration to the office entrance involving the installation of bronze night time doors (in Art Deco style) stone threshold and metal framed internal glazed doors. The existing office entrance is a late 20th century design, the footprint formed in 1935 and then modified in 1974 and 1995. Minimal historic fabric remains and as such the proposals would be acceptable. A condition would be included to ensure correct detailing and materials.

The scheme was revised to omit the sliding glazed doors at 6th floor level (to the south east and south west corner elevations) as these would have been harmful to the listed building. The revised drawing includes a glazed access door to the terrace but this would be located on the return flank elevation and would be barely perceptible from street level. Details of this door would be secured by condition. The metal service grills to the existing aperture at 6th floor level (Tottenham Court Road elevation) would be replaced by glazing. These would be set back within the reveal to create depth and would ensure the glazing is not prominent in relation to

the stonework detail of this façade.

The glass balustrading at 7th floor level to provide a roof terrace would be set back behind the existing stone parapet and would have minimal visibility from the surrounding area. The terrace, plant room and extension of the lift/stair core (7th floor) would be set back to the rear of the building, resulting in minimal visibility from the surrounding area.

The roof terrace would be above the building line of many adjacent buildings which are mostly in commercial use. Given the significant distance between the host building and Centre Point, there would be no loss of amenity to the future occupiers of this building in terms of loss of privacy or increased overlooking. A noise report has been submitted in relation to the proposed plant room. This has been assessed by environmental health and is acceptable. A condition would be included to ensure noise did not harm neighbouring amenity.

The additions and alterations would have an acceptable impact on the host property and would preserve the character and appearance of the conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, CS8, CS9, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP24, DP25 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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).
- 3 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

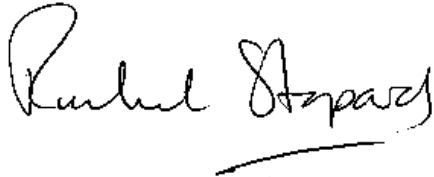
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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
Executive Director Supporting Communities