

Rachel Crick
DP9 Ltd
100 Pall Mall
London
SW16 5NQ

Application Ref: **2016/3767/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

Erection of outer doors and replacement of inner doors at ground floor level, creation of internal lightwell (following removal of part of 6th floor slab) and internal roof terrace at 5th floor and 6th floor level; alterations and extension to 6th floor level including rooflights; relocation of plant to 2 plant rooms at 7th floor roof level; and creation of roof terrace at 7th floor level including access and balustrade; and external repair and refurbishment of existing offices.

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 Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A stone cleaning method statement and specification (including a sample panel on site) shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting listed building consent.

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 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.

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. 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 additions and alterations would have an acceptable impact on the host property.

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.

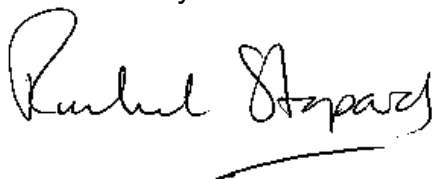
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

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

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