

Mr George Smith
DP9
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2016/3859/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Commonwealth House
1-19 New Oxford Street
London
WC1A 1NQ

Proposal:

Details pursuant to Condition 4a (window details only with ventilation grills, external doors and gates still to be approved) of planning permission 2014/4983/P, dated 30/01/2015 for demolition and reconstruction of 7th and 8th floors, erection of a roof extension at 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (Class B1A).

Drawing Nos: Covering letter from DP9 dated 11/06/2016; 32396-3500-XX-MZ-DR-X-2019 Rev 01; 32396-3500-XX-MZ-DR-X-4034 Rev 01; 32396-3500-XX-MZ-DR-X-4033 Rev 01; 32396-3500-XX-MZ-DR-X-4035 Rev 01; 32396-3500-XX-02-DR-X-2065 Rev 01; 32396-3500-XX-ZZ-DR-X-4013 Rev 02; 32396-3500-XX-ZZ-DR-X-2012 Rev 02; 32396-3500-XX-ZZ-DR-X-4014 Rev 01; 32396-3500-XX-ZZ-DR-X-4029 Rev 01; 32396-3500-XX-ZZ-DR-X-2002 Rev 04; 32396-3500-XX-ZZ-DR-X-4004 Rev 00; 32396-3500-XX-ZZ-DR-X-4003 Rev 00; 32396-3500-XX-ZZ-DR-X-4005 Rev 01; 32396-3500XX-ZZ-DR-X-2028 Rev 01; 32396-



3500XX-ZZ-DR-X-2027 Rev 01; 32396-3500-XX-01-DR-X-2034 Rev 01; 32396-3500-XX-01-DR-X-4041 Rev 01; 32396-3500-XX-01-DR-X-4043 Rev 01; and 32396-3500-XX-01-DR-X-4044 Rev 01.

The Council has considered your application and decided to grant approval.

Informative(s):

1 Reasons for granting approval:

The application seeks to part discharge Condition 4, part (a) (window details only) of planning permission 2014/4983/P dated 30/01/2015 for demolition and reconstruction of 7th and 8th floors, erection of a roof extension at 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (B1A).

Condition 4 (a) requires details, including sections at 1:10, of all windows (including jambs, head and cill), ventilation grills, external doors and gates to be submitted and approved before the relevant part of the work is begun.

The details submitted include detailed plans, including sections of the mezzanine windows, the windows on the nose of the building, the strip windows on the central bay of the New Oxford Street elevation and the louvred cores on the same elevation, as required by Condition 4 (a) of the above referenced planning permission. Details of the ventilation grills, external doors and gates are not included and are to be submitted prior to those relevant works being undertaken.

The details submitted have been reviewed by the Council's Conservation and Urban Design Section who consider them sufficient to meet the requirements of the condition.

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.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to part satisfy the requirements of Condition 4 (a) and the details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that Conditions 4a (ventilation grills, external doors and gates

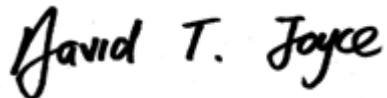
still to be approved) 4b (details of shopfront), 4d (samples of paving to external areas), 4e (external lighting) and 7 (technical details of mechanical plant) of planning permission granted on 2014/4983/P dated 30/01/2015 are outstanding and require details to be submitted and approved.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities