

Miss Hannah Bryant
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72 Welbeck Street
London
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Application Ref: **2016/4692/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

24 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21-31 New Oxford Street
London
WC1A 1BA

Proposal: Details pursuant to Condition 4 (samples) of planning permission 2014/5946/P, dated 30/03/2015, for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/ restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

Drawing Nos: Covering letter from Gerald Eve dated 23/08/2016 and Photographs of the sample panels x 5.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval:

The application seeks to discharge Condition 4 (samples) of planning permission



2014/5946/P, dated 30/03/2015, for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, winter gardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/ restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

Condition 4 requires a full scale sample panel of 1 whole bay for each of the office and the residential elements to be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced.

The full scale sample panels of the bay details submitted have been reviewed at the manufacturer's factory in Germany 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 satisfy the requirements of Condition 4 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.

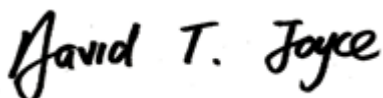
- 2 You are advised that Conditions 3, 8, 10, 11, 13, 14, 15, 17, 19 and 20 of planning permission 2014/5946/P remain outstanding.

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



David Joyce
Executive Director Supporting Communities