

Mr Zhiying Xu  
LTS ARCHITECTS  
UNIT C, 15 Bell Yard Mews  
LONDON SE1 3TY UK

Application Ref: **2016/7030/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

30 March 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**112-116 New Oxford Street  
London  
WC1A 1HH**

Proposal:

Replacement of entrance door, reduction of fascia sign, installation of new rear louvers and window openings, replacement of door with sliding doors and installation of toilet extract and plant to the roof terrace of office building (Class B1).

Drawing Nos: GA(00)005 Rev P0; GA(00)006 Rev P0; GA(00)007 Rev P0; GA(00)008 Rev P0; GA(00)009 Rev P0; GA(00)010 Rev P0; GA(00)011 Rev P0; GA(00)012 Rev P0; GA(00)013 Rev P0; GA(00)015 Rev P1; EX(00)001 Rev P0; EX(00)005 Rev P0; EX(00)006 Rev P0; EX(00)007 Rev P0; EX(00)008 Rev P0; EX(00)009 Rev P0; EX(00)010 Rev P0; EX(00)011 Rev P0; EX(00)012 Rev P0; EX(00)013 Rev P0; EX(00)015 Rev P0; Plant noise assessment report 1 December 2016; Design and Access Statement 21 December 2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 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:

GA(00)005 Rev P0; GA(00)006 Rev P0; GA(00)007 Rev P0; GA(00)008 Rev P0; GA(00)009 Rev P0; GA(00)010 Rev P0; GA(00)011 Rev P0; GA(00)012 Rev P0; GA(00)013 Rev P0; GA(00)015 Rev P1; EX(00)001 Rev P0; EX(00)005 Rev P0; EX(00)006 Rev P0; EX(00)007 Rev P0; EX(00)008 Rev P0; EX(00)009 Rev P0; EX(00)010 Rev P0; EX(00)011 Rev P0; EX(00)012 Rev P0; EX(00)013 Rev P0; EX(00)015 Rev P0; Plant noise assessment report 1 December 2016; Design and Access Statement 21 December 2016.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

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.

- 5 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) Manufacturer's specification details and samples of the glazed tiles proposed for the entrance rearrangement.

b) Manufacturer's specification details and samples of the plant screening materials used at the ground floor entrance.

c) Manufacturer's specification details and sample of the louvers proposed at the rear windows.

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.

#### Informative(s):

##### 1 Reasons for granting permission:

The proposed alterations to the entrance located on New Oxford Street are considered to retain the original opening dimensions between the stone features of this long shopfront parade. As such, the proposal has been revised to retain the original stone fascia which continues from the eastern side of the parade, and would introduce a more coherent design to the entrance arrangement. Details of the materials of this entrance would be reviewed by means of condition.

Due to the internal refurbishment of the building, some of the rear windows would be covered with louvers within the existing window frames and a new window opening is proposed at 3rd floor level. It is considered that the proposed alterations to the rear windows are considered acceptable because of the narrowness of the street and consequent tightness of the views, and that they can be reversible.

The proposed plant room would operate within the noise level limits as stated in the Noise Assessment report and reviewed by environmental health officers. The plant would be surrounded by screening which would be detailed by means of condition to ensure that its design would fit in with the character of the building. Due to the design and sitting of the existing building, the proposed plant would not be visible from any public highway and limited private vantage points and therefore it would have limited impact on the appearance of the host building and the wider area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25, DP26 and DP28. The proposed development also accords with G1, A1, D1, D2, A4 of Camden Local Plan Submission Draft, London Plan 2016 and National Planning Policy Framework 2012.

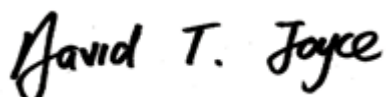
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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  
Director of Regeneration and Planning