

Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2017/1754/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

23 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Bloomsbury Plaza
2-6 Bloomsbury Street and 52-56 New Oxford Street
LONDON
WC1A 1ES

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/3749/P dated 17/12/2015 as amended by planning permission 2017/0459/P dated 09/03/2017 (for Alterations to ground floor façades on both New Oxford Street and Bloomsbury Street frontages, including new shopfronts and new office entrance portico associated with the refurbishment of the building, alterations at roof level including increased roof pitch to install new dormer windows, alterations to the rear fenestration, installation of new balconies at the rear and terrace on the roof of 2-8 Bloomsbury Street; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities), namely to allow (i) replacement gates to existing archway and installation of replacement roller shutter to recessed shop entrance door on New Oxford Street elevation, (ii) repositioning and alterations to ground floor doors on the western side elevation of the existing single storey rear courtyard building, (iii) reduced width of two central bay ground floor windows on Bloomsbury Street elevation, (iv) installation of three new windows within the northern side and north western rear elevation in the 5th floor, (v) installation of built-in seating within roof terrace area, (vi) installation of louvred service grille to existing plant room and of a boiler flue and extract cowl on the plant room roof.



Drawing Nos: GA_00_PL2; GA_RF_PL3; GE_01_PL4; GE_02_PL2; GE_03_PL3; GE_04_PL4; ED_20_PL; EX_RFPL_PL; GA_RFPL_PL.

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 the original planning permission ref 2015/3749/P dated 17/12/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Site location plan (895 S 00 rev PL); 895_EX_00; EX_B1; EX_01; EX_02; EX_03; EX_04; EX_RF; EE_01; EE_02; EE_03; EE_04; GA_00_PL2; GA_01 rev A; GA_02; GA_03 rev A; GA_04 rev A; GA_B1 rev A; GA_RF_PL3; GE_01_PL4; GE_02_PL2; GE_03_PL3; GE_04_PL4; ED_20_PL; EX_RFPL_PL; GA_RFPL_PL; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571): Design and Access Statement produced by Friends Life Ltd/Buckley Gray

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

- 3 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016.

- 4 The cycle storage areas for the commercial use, as shown on the approved ground floor plan, shall be provided in their entirety prior to the first occupation of any of the new office space, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 of the London Borough of Camden Local Development Framework Development Policies, and policy T1 of the London Borough of Camden Local Plan Submission Draft 2016.

- 5 The balconies on the eastern rear elevation and the roof terrace hereby approved at no 2 - 8 Bloomsbury Street shall not be used outside the following times 8:00am to 8:00pm (balconies) and 8:00am to 10:00pm (roof terrace) on Monday to

Saturdays and either shall not be used on Sundays and Bank Holidays.

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, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the London Borough of Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting permission.

The alterations to the existing permission include a number of minor amendments to rationalise the approved scheme to include necessary changes that have been brought about through progressing the detailed design.

The main changes to the ground floor facades include replacement of the metal gates fronting onto New Oxford Street. Although it is unfortunate that the existing ornate metal arched recessed gates would be now removed, it is considered that their removal could not be resisted as the building is not listed. The simplified design of new steel gates that would be flush with the main façade of the building would not appear out of character with the building or the surrounding conservation area and is therefore considered acceptable.

There is an existing full width perforated metal roller shutter across the entire shop unit at no. 56 New Oxford Street. The proposal would include the replacement of this roller shutter with an open vented perforated metal shutter across the recessed door entrance only. The roller head would be recessed behind the existing rendered cornice band. This would not materially alter the elevational appearance of the building and would improve its appearance when viewed from surrounding streets.

The reduction in the width of the two central bay windows on Bloomsbury Street elevation do not materially alter the elevational appearance of the building or impact on the neighbour amenity and are acceptable. This is considered to preserve the character and appearance of both the property and streetscene. Other elevations changes to single storey courtyard building are considered acceptable in design terms and would not have an adverse impact on the amenity of neighbouring occupiers.

At roof level, three new window openings would be installed in the existing 5th floor plant room where additional office space would be created. Two of the new window openings are at the rear and would replicate the position, size and dimensions of the existing window openings below. The third window opening would be in the northern elevation overlooking the approved terrace area and will not be visible from any public viewpoint.

Overall, the external changes to the building are considered to be in keeping with

the originally consented development and would result in a high quality design that would enhance the character and appearance of the surrounding conservation 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.

The proposal would include the installation of two boiler flues on the roof of the plant room that would project 600mm above the parapet and an extract coil that would measure 500mm diameter and extend 300mm in height above the parapet. Due to their size, height and location at high level, the boiler flues and extract coil would not have an adverse impact on the character or appearance of the building or the amenity of neighbouring properties in terms of loss of outlook.

Overall, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers at the rear, and the previous conditions to prevent overlooking will continue to be imposed.

The scheme remains acceptable as before in terms of landuse and transport considerations and it also still complies with new policies in the Submission Draft Camden Local Plan 2016. The same conditions and informatives as before will be imposed again.

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

2 Reasons for granting (continued)

As such, the proposed development is in general accordance with policies CS5, CS11, CS14 of the London Borough of Camden Local Development Framework Core Strategy; policies DP17, DP24, DP25, DP26, DP28 and DP30 of the London Borough of Camden Local Development Framework Development Policies; and policies A1, A4, D1, D2, D3, and T1 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

3 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).

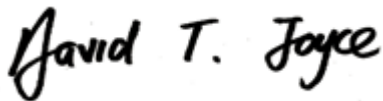
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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



David Joyce
Director of Regeneration and Planning