

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

Application Ref: **2017/2145/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details of the glazed tiles, plant screening materials, decking and louvers, as required by condition 5 of planning permission ref 2016/7030/P (dated 30/03/2017) for replacement of entrance door, reduction of fascia sign, installation of new rear louvres 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)020 Rev P1; GA(00)018 Rev P1; GA(00)019 Rev P2; Louver system specifications; Cover letter dated 12/04/2017; Decking product specifications.

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

Condition(s) and Reason(s):

Informative(s):



1 Reasons for granting permission:

The information submitted refers to the points a), b) c) as required by condition 5 as follows:

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

The proposed tiles would be ceramic, with Jade green colour on engobe base coat. The tiles would be treated with a silicon based solution for external use. The entrance panel would be made of multiple tiles sizes to create an intricate design. All tiles would be ceramic glazed for external application and colours to match. Sample of the tile has been provided as part of this assessment.

The detailed design of the entrance arrangement appears to enhance the appearance of the host property and would fit in with the character of New Oxford Street and wider area.

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

The proposed plant screen would be timber cladding - Lignodur Terrafina, Bodendielen XL, with Plain Graphite colour. The screen would have a height of 2.36m and would cover the area designated for the plant room previously approved under the parent application.

The proposed timber would be used as decking material as well to match the plant screen. The timber has anti-skid properties (R12) in both wet and dry conditions, and it is well resistant to weathering and temperature.

It is therefore considered that the proposed timber would be a high quality material, appropriate for this location and proposed use.

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

The proposed louvers to the rear windows would be set behind the crittall window frames and would have a width of 6.4mm and a blade pitch of 38mm. They would have powder coated finish, dark grey - RAL 7024. The louvers have been seen and assessed on site and appear sympathetic to the host property.

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 CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25 and Camden Local Plan Submission Draft 2016, with regard to policies D1 and D2. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

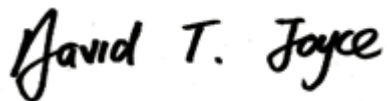
- 2 You are advised that all conditions attached to planning permission 2016/7030/P requiring details to be submitted to the local planning authority for approval have been discharged.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning