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Ward: Bloomsbury

Officer: Sue Foster

Bloomsbury Conservation Area

Address : 78 New Oxford Street, WC1

Date of Application : 20/07/1999

Application Number: PS9904173//R2 Case File: P13/12/C

Proposal :

The erection of an additional 8th storey for office use. As shown on drawing numbers PP1-001; PP1-001e; PE1-001e-003e; PE1-001a; 002a; 003a; PS1-001a; and 002a.

RECOMMENDATION SUMMARY : Grant Planning Permission (conditions)

Applicant

Fairgate Estates Ltd
c/o Agent

Agent

Moren Greenhalgh,
ATTN. Andrew Greenhalgh,
24 Beaumont Mews,
London,
W1N 3LN

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
20 AUG 1999
RECOMMENDED BY
ON BEHALF OF THE

Analysis Information

<u>Land Use Details</u>		
Existing		Sq Metres
B1	Business	1562
Proposed		
B1	Business	1729

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OFFICER REPORT:

1. SITE

1.1 Basement, ground plus 7 storey modern office block located on the north side of New Oxford Street at the junction with Dyott Street. The site is located in the Bloomsbury Conservation Area.

2. PROPOSAL

2.1 Original The erection of an additional storey at 8th floor level for office use

Revision 1 Amendments to the design of the extension, providing elevations consistent with the detailing of the lower floors.

Revision 2 Daylighting study to assess the impact of the extension on the residential block to the rear (Parnell House).

3. RELEVANT HISTORY

3.1 Planning permission was GRANTED 4/11/70 for the redevelopment of the site for offices/showroom and basement parking. A Certificate of Lawful Development was GRANTED 9/6/96 in respect of the erection of a roof extension at 7th floor level.

4. RELEVANT POLICIES

4.1 Relevant policies include the following:

EC7: Expansion of office floorspace
EN1: Amenity
EN33: Character and appearance of Conservation Area
EN57: Roof alterations and extensions

5. CONSULTATIONS

5.1 **Conservation Area Advisory Committee Comments**

Objections to the original scheme in terms of height and bulk and design were received but the CAAC considered the more modest design of the revised scheme to be an improvement.

5.2 **Adjoining Occupiers**

Number Notified	73
Replies Received	31
Objections	30
In support	00
Comment	01

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28 Local residents from Parnell House have signed a petition objecting to the scheme. 3 of the residents also objected separately along with the Peabody Trust. Their concerns relate to the impact of the extension on their amenity - specifically the loss of daylight that they consider will result, the affect of the construction work and the damage to pavements.

One of the existing tenants in the office building has also objected.

6. ASSESSMENT

- 6.1 The building is a modern office block which has already been extended by the addition of a 7th floor. This scheme involves the creation of an additional storey at 8th floor level providing 167m² office space. The main considerations in this case are the increase in office use, the design, height and bulk of the proposed extension and the effect of the extension on local amenity.
- 6.2 The principle of **additional office floorspace** of the level proposed, is considered acceptable in this location and supported by draft UDP policy EC5.
- 6.3 The principle of an **additional storey** is also considered acceptable. It adjoins a party wall with a higher double mansard and the footprint is set back on both frontages, mirroring the 7th floor extension. The revised scheme provides an elevational detail which echoes the existing extension and is of a form which is considered acceptable to the appearance of the building and the conservation area.
- 6.4 Concerns about the proposal in terms of **loss of daylight** have been raised by the residents in Dyott Street. A daylighting study has therefore been undertaken in respect of the scheme. The report, confirms that there will be no additional loss of sunlight or daylight to the residents as a result of the proposal. Officers accept the conclusions of the report, and consider the proposal to be acceptable on amenity grounds.
- 6.5 Concern has also been raised about the construction period and **local disturbance**. It is considered that the scale of the proposed development does not warrant the establishment of a working group to oversee the construction period but an informative setting out hours of operation, consistent with the contractors manual is included for information.

7. LEGAL COMMENTS

Members are referred to the note from the Legal Division at the start of the agenda.

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8. RECOMMENDATION

Grant Planning Permission with the following condition

Condition(s)

- ✓ 1. 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 on the approved application. (CD03)

Informative(s):

1. Your proposals may be subject to control under the Building Act 1984, the Building Regulations and the London Building Acts: 1930-82, and you are advised to consult the Council's Streets Management Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ (tel: 020-7974 6941). (IB09)

2. Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards. (IE04)

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