

Miss Hannah Bryant  
Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/1106/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

28 July 2017

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 3, parts (a), (d), (e), (g) and (h) (materials and external lighting) of planning permission reference 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: Planning Condition 03 Information - Part 1 R144 -Revision 1 by AHMM Architects dated 09-02-2017 and revised July 2017; 5 no. photos of mock up; PL[00]000-P04.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reason for granting permission:

The facing material, namely stainless steel, anodised aluminium and stone panelling, would be high quality. The shopfront design comprises glazed panelled windows with recessed elements and a stainless steel frame. The external lighting would be fixed to the building in a discrete manner largely within the soffits or concealed within the parapet of the terraces and would provide an appropriate level of illumination around the building. Lighting with Dunn's Passage would be recessed down lighters within the cladding panels, this is considered appropriate. The flank wall of the service bay would be finished with stainless steel panels to match that proposed elsewhere on the building.

The proposed details are considered to be high quality and will ensure the development safeguards the character and appearance of the area.

A representation was received from Covent Garden Community Association noting they have no comments on the proposal.

As such, the proposed development is in general accordance with policies CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies and policies C6, D1, D2 and D3 of the Camden Local Plan 2017.

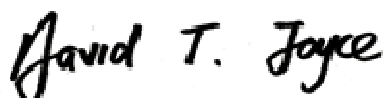
2 You are reminded that conditions 3 (b, c and f) 8, 10, 11, 13, 14, 15, 17, 19 and 20 of planning permission granted on 30/03/2015, reference: 2014/5946/P are outstanding and require details to be submitted and approved.

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