

City of Westminster  
Development Planning  
City of Westminster  
PO Box 732  
Redhill  
RH1 9FL

Our Ref: **2017/3564/P**  
Your Ref:  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

3 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:  
**Oxford House**  
**76 Oxford Street**  
**London**  
**W1D 1BS**

Proposal:

Variation of Condition 1 of planning permission dated 22 June 2016 (RN: 16/01073) for, 'Demolition of rear first floor car parking deck and associated car lift, stair and ventilation shaft. Erection of replacement two storey structure for use, together with part existing basement, as new restaurant (Class A3). Excavation beneath part of north-west of site to enlarge existing basement level to provide cycle parking and associated facilities to serve the retained office (Class B1) floorspace over second to ninth floor level. Use of part ground as a new retail (Class A1) unit and use of first floor as retail (Class A1) floorspace to extend existing retail units at basement and ground floor levels. Removal and replacement of the existing cladding and associated facade alterations including alterations to shopfronts to create two storey retail frontage to Oxford Street. Alterations to rear courtyard and other associated works'; NAMELY technical design development of facades/technical design development of retail frontal/amendments to roof top plant to the main and restaurant buildings/amendments to Newmans Yard and office reception.

Drawing Nos: Plans as per the Westminster Council website at ref: 17/05240/FULL



The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informatives:

- 1 The Council raises no objection to this application.

The development site is located at Oxford House, 76 Oxford Street within the City of Westminster Council area.

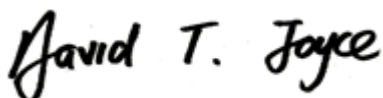
The proposal is a variation of condition application to make minor material amendments to a former permission granted at this site, ref: 16/01073, which approved external and façade alterations including replacement cladding, alterations to shopfronts, part demolition to the rear, erection of a two storey extension, and an enlarged basement all associated with the use of basement/ground/first floors as retail (A1), a new restaurant (A3) and retention of office use (B1a) on the upper floors. The amendments proposed are technical design development of facades/technical design development of retail frontal/amendments to roof top plant to the main and restaurant buildings/amendments to Newman's Yard and office reception.

The proposed design amendments to the facades and plant room are all considered relatively minor cosmetic alterations considering the scale of this development. The amendments would not be visible from London Borough of Camden. The amendments would not impact on the setting or character of the Charlotte Street or Hanway Street Conservation Areas which are located over 100m to the north east and east respectively. The amendments would also create no material impact on the local transport network or the amenity of Camden residents. However, it is advised that the potential impacts of the construction on the local highway network are managed through a construction management plan.

It is therefore advised that London Borough of Camden raises no objections and the application should be assessed under City of Westminster Council planning policies.

The amendments would comply with policies A1, D1, D2 and T3 of the London Borough of Camden Local Plan 2017.

Yours faithfully



David Joyce  
Director of Regeneration and Planning