

Ms Hannah Bryant
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2017/3300/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

17 November 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 of windows, metal and stone panels, canopies, grills, doors and gates, as required by condition 3b of planning permission ref 2014/5946/P, dated 30/03/2015 for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use).

Drawing Nos: Planning Condition 03_B Information reference: R147 by AHMM Architects dated 02-06-2017; Dunn's Passage Elevation (update 27/10/2017); TBP-GIL-ZZZ-00-GA-L-94-0100-P02; TBP-GIL-ZZZ-00-DT-L-94-0310-P02.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting permission:

Condition 3 (b) relates to details of windows, metal and stone panels, canopies, grills, doors and gates. The detailed drawings demonstrate an appropriate



relationship between the windows and metal & stone panels be it through a flush seamless solution, an appropriate depth reveal, or separated by stainless steel 'c' channels. The canopies would be glazed with a stainless steel frame. The louvres on the main elevations would have an intricate patterned design to ensure they appear high quality and don't detract from the appearance of the façades. The louvres facing Dunn's Passage do not follow this same design, however, given the narrow width of the passage they would not be visible in long views and in short views would be concealed by climbing jasmine plants, specifically chosen to suit to this environment. The patterned design of the louvered panels is continued through to the design of the service yard and terrace gates ensuring a consistent approach. It is considered that the details provided would safeguard the character and appearance of the area and would provide a high quality design in accordance with the objectives of the condition.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The details provided are in general accordance with policies CS14 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.

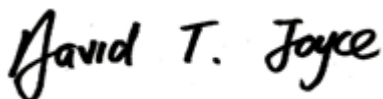
- 2 You are reminded that conditions 3 (c and f) 8, 10, 11, 13, 14, 15, 17, 19 and 20 of planning permission granted on 30/03/2015, reference: 2014/5946/P are outstanding and require details to be submitted and approved.

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