

Mr Edward Senior  
Pegasus Group  
Pavilion Court  
Green Lane  
Garforth  
Leeds LS25 2AF

Application Ref: **2017/4925/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

1 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**118-132 New Oxford Street**  
**LONDON**  
**WC1A 1HL**

Proposal:  
Alterations to existing shopfront comprising installation of glazed entrance and frontage, 1 x ATM to New Oxford Street elevation and 3 x CCTV cameras.

Drawing Nos: Heritage Assessment prepared by Pegasus Group dated August 2017;  
Planning, Design and Access Statement prepared by Pegasus Group dated August 2017;  
Site location plan; 50941725-AREX-: E1-0201-PL rev B; 00-0001; 50941725-AR01-: 00-0001-PL Rev P; 00-1003 PL Rev C; E1-0202-PL Rev E

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Heritage Assessment prepared by Pegasus Group dated August 2017; Planning, Design and Access Statement prepared by Pegasus Group dated August 2017; Site location plan; 50941725-AREX-: E1-0201-PL rev B; 00-0001; 50941725-AR01-: 00-0001-PL Rev P; 00-1003 PL Rev C; E1-0202-PL Rev E

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reason for granting permission

Externally the proposed change to the main entrance are considered acceptable in comparison to the existing shopfront. The re instatement repair and refurbishment of the terrazzo of the mini stall riser and the glass pavement lights is welcomed. The location and size of the dome CCTV cameras would be discrete and so would be acceptable.

The application was revised to omit the ATMs on the Tottenham Court Road elevation following transport concerns with the width of the footway in this location and the potential impact on pedestrian flow.

The location of the ATM on New Oxford Street is acceptable in transport terms. As the ATM would be on the New Oxford Street elevation (rather than Bainbridge Street) there are no specific concerns in relation to crime.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, D3, D4, C5, C6 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

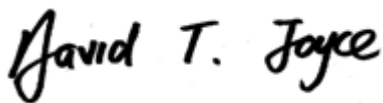
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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