

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

Application Ref: **2017/4926/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

1 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:
External alterations comprising installation of replacement glazed entrance and shopfront including 1no. ATMs and 3no. CCTV cameras, fascia and projecting sign. Internal alterations at basement, ground and first floor including removal of existing shop partitions and escalators, installation of new stairs, lift, insertion of new partitions to form offices, toilets and back of house areas, new floor, wall and ceiling finishes and installation of new atrium opening at first floor level.

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; E1-0202-PL Rev E; 50941725- -AREX-00-0021-PL Rev A; AR01-00-0201-PL Rev D; AR01-00-0202-PL Rev D; AR01-00-0601-PL Rev A; AR01-00-0602-PL Rev A; AR01-00-0603-PL Rev A; AREX-B1-0101; AR01-B1-0001-PL Rev K; AREX-B1-0021-PL Rev A; AR01-BM-0201-PL Rev D; AR01-BM-0202-PL Rev D; AR01-B1-0601-PL Rev A; AR01-B1-0602-PL Rev B; AR01-B1-0603-PL Rev A; AR01-B1-0801-PL Rev A; AREX-01-0001; AR01-01-0001-PL Rev H; AREX-01-0021-PL Rev A; AR01-01-0201- PL Rev D; AR01-01-0202-PL Rev D; AR01-01-0204-PL Rev D; AR01-01-0601-PL Rev A; AR01-01-



0602-PL Rev B; AR01-01-0603-PL Rev A; AR01-00-0801-PL Rev A; AR01-01-0801-PL Rev A; AR01-00-0600 - Finishes Schedule; HX-CH-SPS-IL-RM-600; Architectural scope of works

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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; E1-0202-PL Rev E; 50941725: - AREX-00-0021-PL Rev A; AR01-00-0201-PL Rev D; AR01-00-0202-PL Rev D; AR01-00-0601-PL Rev A; AR01-00-0602-PL Rev A; AR01-00-0603-PL Rev A; AREX-B1-0101; AR01-B1-0001-PL Rev K; AREX-B1-0021-PL Rev A; AR01-BM-0201-PL Rev D; AR01-BM-0202-PL Rev D; AR01-B1-0601-PL Rev A; AR01-B1-0602-PL Rev B; AR01-B1-0603-PL Rev A; AR01-B1-0801-PL Rev A; AREX-01-0001; AR01-01-0001-PL Rev H; AREX-01-0021-PL Rev A; AR01-01-0201- PL Rev D; AR01-01-0202-PL Rev D; AR01-01-0204-PL Rev D; AR01-01-0601-PL Rev A; AR01-01-0602-PL Rev B; AR01-01-0603-PL Rev A; AR01-00-0801-PL Rev A; AR01-01-0801-PL Rev A; AR01-00-0600 - Finishes Schedule; HX-CH-SPS-IL-RM-600; Architectural scope of works

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new secondary glazing at a scale of 1:10 including method of fixing.

b) Plan, elevation and section drawings of all new joinery (including stairs and

balustrade to atrium) at a scale of 1:10.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The existing parquet flooring shall be lifted where possible and reused within the scheme. Confirmation of this (in the form of a photographic record) shall be provided to the local planning authority before the use commences.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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 proposed opening up of the floor plate between ground and first floor would partially include the location of the disused late 20th century escalator. This additional loss of floor plate represents a very localised modest level of harm. However when considered in the context of the proposed improvements this modest harm would not be considered contentious.

The signage would be internally illuminated with only the text illuminated. This is considered acceptable in this instance. The depth of the fascia is the same as the existing however the existing bullnose element has been removed and this would assist in visually reducing the depth of the fascia.

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 and its features of special architectural or historic interest, under s.16 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 policy D2 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,

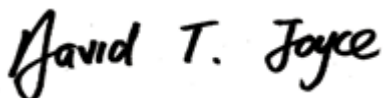
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 Notwithstanding the details shown on any internal drawings, only 1 ATM on New Oxford Street as shown on drawing number 50941725-AR01-E1-0202-PL Rev E is hereby approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning