

005.ES/P17-1505
12th December 2017

David Peres Da Costa
Development Management, Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear David,

Re: Planning and Listed Building Consent for internal and external alterations at 118-132 New Oxford Street, West End, LONDON WC1A 1HL – Revised applications

I write in relation to the above site following the recent approval of planning, listed building and advertisement applications on behalf of Lloyds Banking Group.

During strip out works, previously unknown elements of the building have been identified which require minor changes to the internal and external alterations from the consented scheme. Accordingly, please find enclosed the following documents which comprise the revised Listed Building and Planning Applications to reflect the proposed changes.

- Application Forms
 - Planning Application Form (Planning Portal reference **PP-06603057**)
 - Listed Building Consent Form (Planning Portal reference **PP-06600030**)
- CIL Additional Information; and
- Plans and Drawings
 - 50941725-AR01-00-1000 Site Location Plan
 - 50941725-AREX-E1-0201-Existing Main Elevations PL
 - 50941725-AREX-00-0001-Ground Floor Existing PL
 - 50941725-AREX-00-0021-Ground Floor-Demolition-Removals PL
 - 50941725-AR01-00-0201-Ground Floor Internal Ele Sht 1 PL
 - 50941725-AR01-00-0202-Ground Floor Internal Ele Sht 2 PL
 - 50941725-AR01-00-0602-Ground Floor Finishes-Walls PL
 - 50941725-AR01-00-0603-Ground Floor Finishes-Skirtings PL
 - 50941725-AR01-00-0801-Ground Floor Proposed RCP PL
 - 50941725-AREX-B1-0001-Basement Floor Existing PL
 - 50941725-AREX-B1-0021-Basement Floor-Demolition-Removals PL
 - 50941725-AR01-BM-0201-Basement Floor Internal Ele Sht 1 PL
 - 50941725-AR01-BM-0202-Basement Floor Internal Ele Sht 2 PL
 - 50941725-AR01-B1-0602-Basement Floor Finishes-Walls PL

- 50941725-AR01-B1-0603-Basement Floor Finishes-Skirtings PL
- 50941725-AR01-B1-0801-Basement Floor Proposed RCP PL
- 50941725-AREX-01-0001-First Floor Existing PL
- 50941725-AREX-01-0021-First Floor-Demolition-Removals-PL
- 50941725-AR01-01-0201-First Floor Internal Ele Sht 1 PL
- 50941725-AR01-01-0202-First Floor Internal Ele Sht 2 PL
- 50941725-AR01-01-0204-First Floor Internal Ele Sht 4 PL
- 50941725-AR01-01-0602-First Floor Finishes-Walls PL
- 50941725-AR01-01-0603-First Floor Finishes-Skirtings PL
- 50941725-AR01-01-0801-First Floor Proposed RCP PL
- 50941725-AR01-00-0600-Finishes Schedule WIP

Revised Plans

- 50941725-AR02-E1-0202-Proposed Main Elevations
- 50941725-AR02-00-0001-Ground Floor Proposed PL
- 50941725-AR02-00-0601-Ground Floor Finishes-Floors
- 50941725-AR02-B1-0001-Basement Floor Proposed
- 50941725-AR02-B1-0601-Basement Floor Finishes – Floors
- 50941725-AR02-01-0001-First Floor Proposed
- 50941725-AR02-01-0601-First Floor Finishes – Floors

Additional plans

- 50941725-AR02-S1-0501-Typical shopfront section
- 50941725-AR02-S1-0502-Typical Entrance section
- 50941725-AR02-00-1003-External Plan
- 50941725-AR02-E1-0201-Proposed Part Elevation-New glazing

The planning application forms the first revision of an application for development of the same character or description on the same site by the same applicant, within 12 months of the date the application was granted. Accordingly, the Listed Building Consent and Planning Applications are exempt from payment of application fees.

The Design and Access Statement and Heritage Statements which accompany the submission are provided in subsequent sections of this letter.

Revised Proposals

Planning permission and listed building consent were granted for internal and external alterations to the building including refurbishment works under applications 2017/4925/P and 2017/4926/L.

Advertisement consent was also granted under application reference 2017/4927/A for the display of signage on the site, but no changes are proposed to the consented scheme.

The key changes which are required as part of the revised applications are as follows:

- Period timber staircase flight only;
- Retention of existing lift shaft;
- Slight relocation of ATM to New Oxford Street Elevation;
- Replacement of the existing pavement lights as a like for like replacement;
- Removal of the existing cement board fascia and replaced with modern equivalent with supporting framework. (remove existing potential H&S issue);
- Introduction of shutters to the main entrance way;
- Introduction of an Admin room at Basement level;
- 2No Meeting rooms at First floor level, now become 3No rooms (Left hand side of drawing);
- 2No Meeting rooms at First floor level, now become 1No room, Served Area & Store (Right hand side of drawing); and
- Consolidation of the floor finishes following change in materials specifications.

The only changes to the planning permission relate to the slight relocation of the ATM on New Oxford Street and the installation of shutters to the main entrance. No ATMs are proposed on Tottenham Court Road as part of these proposals. Any internal drawings as previously approved relate to finishes only and do not include the installation of ATMs on Tottenham Court Road as confirmed in the informative on the original decision notices.

For ease of reference, the changes from the consented scheme are clearly identified on the accompanying revised and additional drawings.

Heritage Statement

The site is a Grade II Listed Building located within the Bloomsbury Conservation Area. A Heritage Assessment was provided with the original application providing an assessment of the significance of the heritage assets and demonstrating the acceptability of the proposals against relevant planning policy.

It was confirmed that the application proposals represent an acceptable and appropriate form of development when considered against the special historic and architectural interest of the Grade II Listed Building. They would also serve to enhance the character and appearance of the Bloomsbury Conservation Area and the setting of the other Listed Building within the vicinity of the application site.

The revised application proposals constitute minor variations to the consented scheme and would contribute to the wider refurbishment of the Grade II listed building. Variations to the scheme have been introduced to take account of any elements of significance identified during the strip out of modern elements of the building.

Notwithstanding the considerable importance and weight attributed to the presumption in favour of preservation of the architectural and historic interest of the Listed Building and the character and appearance of the Conservation Area, the variation to the consented proposals can and should be supported.

Design and Access Statement

Access

The site is centrally located within the Bloomsbury Conservation Area. The location of the site is highly sustainable and accessible by public transport including underground, bus and by walking.

The entrance to the building is located at ground level, with a power assisted glazed entrance to provide suitable disabled access. No changes are proposed to the access arrangements from those consented under the recent approvals on the site.

Layout

The Layout of the site also remains as previously consented under the recently approved planning application. Some minor changes are proposed to the internal arrangement of the building to meet the operational requirements of the end user. These internal works do not require planning permission and would not adversely affect the historic character of the building in building conservation terms.

The ATM consented on the corner of Bainbridge Street and New Oxford Street is proposed to be repositioned slightly to be positioned on New Oxford Street. The change would not be significantly different from the consented location and the Designing Out Crime Officer has been consulted and confirmed this revised location is preferable in terms of crime prevention.

Scale

The scale of the building and its features are not proposed to be affected by the proposed development.

Appearance

External alterations will be limited to the shopfront at ground floor level and this will not affect any elements of historic value. The only change to the external appearance from the approved application is the slight repositioning of the consented ATM on the corner of Bainbridge Street and New Oxford Street and the introduction of shutters to the main entrance.

Landscaping

The site is located within the built-up area in central London, located on the street frontages of New Oxford Street and Tottenham Court Road. The extent and nature of the application site does not present any opportunities to provide landscaping within the proposals.

Summary

In summary, the proposals represent a highly sustainable form of development which will support the Government's commitment to create jobs and prosperity and support economic growth.

The proposals will result in a significant level of investment which will support the local economy and the sustainable reuse and refurbishment of a listed building to provide a flagship branch for an established bank.

The revised proposals bring about minor changes from the consented works under recent approvals on the site and enable the restoration and refurbishment of historic elements which have been discovered during strip out works. The proposals incorporate sensitive design considerations which respect the historic character of the building and the wider conservation area. Detailed consideration has also been given to public safety and crime prevention measures.

The proposals are demonstrated to comply with relevant policies of the Camden Local Plan and the National Planning Policy Framework and therefore, the Planning and Listed Building Consent applications should be approved.

Yours sincerely



EDWARD SENIOR

Senior Planner

E-mail: edward.senior@pegasusgroup.co.uk