

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

Application Ref: **2017/6868/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 February 2018

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:

Amendment to planning permission 2017/4925/P dated 01/12/2017 for 'Alterations to existing shopfront comprising installation of glazed entrance and frontage, 1 x ATM to New Oxford Street elevation and 3 x CCTV cameras' to allow relocation of ATM on New Oxford Street and installation of polycarbonate roller shutters to main entrance.

Drawing Nos: Site location plan; 50941725-AR02-00-0001; 50941725-AR02-E1-0202; 50941725-AREX-00-0001; 50941725-AREX-E1-0201-PL B; 50941725-AR02-S1-0501 WIP; 50941725-AR02-E1-0201; 50941725-AR02-S1-0502 WIP; 50941725-AR02-00-1003

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:

Site location plan; 50941725-AR02-00-0001; 50941725-AR02-E1-0202; 50941725-AREX-00-0001; 50941725-AREX-E1-0201-PL B; 50941725-AR02-S1-0501 WIP; 50941725-AR02-E1-0201; 50941725-AR02-S1-0502 WIP; 50941725-AR02-00-1003

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

Informative(s):

- 1 Reason for granting permission

Planning permission was granted on 01/12/2017 for a very similar development (ref: 2017/4925/P). This application seeks permission for the slight relocation of the approved ATM on New Oxford Street and the installation of polycarbonate roller shutters to the main entrance. The ATM would be moved approximately 0.35m west on the New Oxford Street Elevation. The proposed relocation is considered to be non-material.

Planning permission was previously granted for roller shutters on this building. A roller shutter was granted on 27/08/2004 for the Bainbridge Street entrance (ref: 2004/0842/P). More recently roller shutters were allowed at appeal on 06/09/2012 to the main entrance on Tottenham Court Road (ref: 2012/3400/P). The proposed polycarbonate roller shutters are considered an improvement on the existing ones. The roller shutters would be visually light weight and would allow a considerable level of visibility into the shop. On this basis the Council's conservation officers have no objection to the design.

The proposed alterations would not have any impact on neighbouring amenity in terms of loss of daylight / sunlight or increased overlooking.

The planning and appeal history of the site has been taken into account when coming to 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 C5, A1, D1, and D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

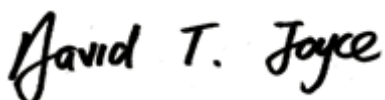
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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