

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

Application Ref: **2017/6866/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 February 2018

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. ATM and 3no. CCTV cameras, roller shutter, 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 (Revised details to approval 2017/4926/L).

Drawing Nos: Cover letter prepared by Pegasus Group dated 12th December 2017; 50941725-: AR01-00-1000; AREX-E1-0201-PL B; AREX-00-0001; AREX-00-0021-PL A; AR01-00-0201-PL D; AR01-00-0202-PL D; AR01-00-0602-PL A; AR01-00-0603-PL A; AR01-00-0801-PL A; AREX-B1-0101; AREX-B1-0021-PL A; AR01-BM-0201-PL D; AR01-BM-0202-PL D; AR01-B1-0602-PL B; AR01-B1-0603-PL A; AR01-B1-0801-PL A; AREX-01-0001; AREX-01-0021-PL A; AR01-01-0201-PL D; AR01-01-0202-PL D; AR01-01-0204-PL D; AR01-01-0602-PL B; AR01-01-0603-PL A; AR01-01-0801-PL A; AR01-00-0600-Finishes Schedule; AR02-E1-0202; AR02-00-0001; AR02-00-0601; AR02-B1-0001; AR02-B1-0601; AR01-01-0001; AR01-01-0601; AR02-S1-0501 WIP; AR02-S1-0502 WIP; AR02-00-1003; AR02-E1-0201



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:

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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

Listed building consent was granted on 01/12/2017 for an almost identical development (ref: 2017/4926/L). This application seeks permission for a slight relocation of the approved ATM on New Oxford Street, installation of polycarbonate roller shutters to the main entrance and the replacement of the existing pavement lights as a like for like replacement. The following internal changes are proposed: retention of timber staircase and existing lift shaft; removal of the existing cement board fascia and replaced with modern equivalent with supporting framework; introduction of an admin room at basement level; 2 meeting rooms at first floor level, would become 3 rooms; 2 meeting rooms at first floor level, would become 1 room, servery area & store; and consolidation of the floor finishes following change in materials specifications.

The ATM would be moved approximately 0.35m west on the New Oxford Street Elevation. The proposed relocation is considered to be non-material.

Listed building consent was previously granted for roller shutters on this building. A roller shutter was granted on 27/08/2004 for the Bainbridge Street entrance (ref: 2004/0869/L). More recently roller shutters were allowed at appeal on 06/09/2012 to the main entrance on Tottenham Court Road (ref: 2012/3399/L). 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 shop interior was been stripped of all historic fabric and significance - with the exception of some very simple moulded plater skirting to the base of the structural columns and a modest area of parquet flooring on the first floor. The windows are mainly original and these will be refurbished. 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. This includes the period timber staircase. The Council's Conservation officers have no objection to the proposed alterations to the scheme.

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 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.

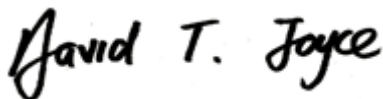
As such, the proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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.

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