

Application ref: 2017/6539/P
Contact: David Peres Da Costa
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Date: 10 April 2018

Development Management
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Barr Gazetas Ltd.
19 Heddon Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Noho House
30 Cleveland Street
London W1T 4JD

Proposal: Details of cycle store and entrance canopy and samples of materials required by condition 6 and 7 of planning permission 2016/7076/P dated 17/05/2017 for 'Erection of extensions at 4th and 5th floor, replacement and enlargement of 6th floor extension to provide additional office floorspace (Class B1), replacement of metal framed glazed façade at ground to 1st floor level on Cleveland Street and Tottenham Street elevation, replacement of roller shutter with metal framed glazing and replacement entrance canopy'.

Drawing Nos: 20.271 P1; 20.209 P1; 20.256 P1; XXX-01-GA-01; Details of Viss curtain walling produced by Schuco Jansen; BOS 00299; 21.603 P1; Details of FWS 35 PD curtain walling produced by Schuco; 20.302 P1

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting permission

The cycle store would provide 44 cycle spaces in a two tier cycle rack and 6 cycle spaces in a single tier cycle rack. In addition lockers for 12 folding cycles would be

provided. The facilities include a cycle repair station. The details of the cycle store have been reviewed by the transport officer. The 1.7m distance between the cycle racks and the nearest obstruction does not comply with CPG7. However, given that this is a refurbishment of an existing building, this is considered acceptable.

The conservation officer has confirmed the window frames are acceptable. Although we would normally want glazing bars to be integrated, the size of the windows mean that the glazing bars would need to be very thick. The proposed windows would allow the glazing bars to remain slender, creating a better relationship with the windows above and the building as a whole. The colour of the roof material was revised during the application from mid grey to light grey (RAL 9006) to better tie in with the overall building colour palette by matching the roof parapet and canopy which will both be finished in the same colour.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 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 policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

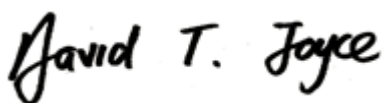
- 2 You are advised that all conditions relating to planning permission granted on 17/05/2017 ref: 2016/7076/P which need details to be submitted, have been approved.

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