

Application ref: 2018/1579/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 21 May 2018

Development Management
Regeneration and Planning
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RPS
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Unit 3
10 Bloomsbury Way
London
WC1A 2SL

Proposal:

Details pursuant to Condition 8b (Plant machinery) of planning permission 2014/2783/P dated 03/12/2014 for 'Variation of condition 3 (approved plans) of planning permission 2012/1400/P dated 31/01/2013 (for erection of single storey glazed extension with associated roof terraces and new rooftop plant to provide additional office space (Class B1) at 9th floor level (following removal of existing 9th floor rooftop plant), change of use from offices to three flexible retail or restaurant units (Class A1/A3) at part ground floor level, reconfiguration of front entrance to corner of Bloomsbury Way and New Oxford Street, replacement of ground and first floor façade with double storey glazed frontages to all elevations and associated alterations for refurbishment of existing offices (Class B1)), namely to change use of part ground floor office (Class B1) to retail (Class A1), enlarged roof terrace at 9th floor level, provision of acoustic screen at roof level and associated external and internal alterations (part retrospective).'

Drawing Nos:

16.041/500 Rev.C, 16.041/506 Rev. A, 16.041/505 Rev.C, email from agent dated 18/5/18 and Plant Noise Impact Assessment ref. 86662 Rev.4 dated 13/4/18

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The details submitted have been assessed by the Council's Environmental Officer who has found the information to be acceptable. The proposal utilises the existing louvres on the South and East elevations of the building and involves the installation of 1x new louvre in the stall riser on the South elevation. It is considered that the development would not result in a material impact on the amenity of neighbouring properties in terms of noise.

The full impact of the proposed development has already been assessed. Given that the development predominately involves the reconfiguration of existing louvres and the small scale of the new louvre which has been sensitively located with materials to match the existing louvres, it is considered that the proposal will preserve and enhance the conservation area and will not cause harm to character of the host property or to the wider conservation area.

It is considered that the proposal overcomes the reason for refusal in the previous application and has taken into consideration of its impact on the existing building and the importance of the street level frontage.

This application is interlinked to planning ref. 2018/1512/P.

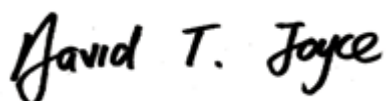
As such, the submitted details are in general accordance with policies accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.'

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