

Our ref: hk/LBG/Lndn/CLUED/25.05.18

25 May, 2018

Planning Development Control
London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

Application for Certificate of Lawful Existing Use as a Class A2 Bank at 118-132 New Oxford Street London WC1A 1HL

We act as planning consultants to Lloyds Banking Group.

We previously wrote to your Mr Stuart Minty, then Head of Development Management on 7th June 2016 to notify Camden Council of my client's intention to occupy the above premises as a Class A2 bank under permitted development rights. This was followed by a second letter to your Mr Brian O'Donnell (Manager of the Strategic Planning and Implementation Team) on 30th May 2017 reiterating my client's intention to trade from the above premises, under permitted development rights, before 1st June 2018 when the council's Article 4 Direction restricting A1 to A2 permitted development rights comes into force.

As such, we confirm that Lloyds Banking Group trading as Halifax Bank opened for business to visiting members of the public on Monday 21st May 2018. Therefore the lawful use of the premises as a Class A2 financial and professional service use has been initiated and we seek formal clarification to regularise the use.

The following planning, listed building and advertisement consents have already been granted by Camden council to facilitate the use of the premises as a bank: -

2018/0261/A	118-132 New Oxford Street London WC1A 1HL	Temporary display of non-illuminated vinyl signs on hoarding boards at ground floor level measuring approximately 3m in height by 57m in length on New Oxford Street, Tottenham Court Road and Bainbridge Street for a period of 8 weeks from 26 February 2018 until 23 April 2018.	FINAL DECISION	19-01-2018	Granted
2017/6870/L	118-132 New Oxford Street London WC1A 1HL	External alterations comprising installation of replacement glazed entrance and shopfront including 3no. ATMs and 3no. CCTV cameras, roller shutters to main entrance, 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).	FINAL DECISION	27-12-2017	Granted
2017/6869/P	118-132 New Oxford Street London WC1A 1HL	Alterations to existing shopfront comprising installation of glazed entrance and frontage, roller shutters to main entrance, 2x ATMs to Tottenham Court Road Elevation, 1 x ATM to New Oxford Street elevation and 3 x CCTV cameras.	FINAL DECISION	27-12-2017	Granted
2017/6868/P	118-132 New Oxford Street LONDON WC1A 1HL	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.	FINAL DECISION	27-12-2017	Granted
2017/6866/L	118-132 New Oxford Street LONDON WC1A 1HL	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).	FINAL DECISION	27-12-2017	Granted
2017/4925/P	118-132 New Oxford Street LONDON WC1A 1HL	Alterations to existing shopfront comprising installation of glazed entrance and frontage, 1 x ATM to New Oxford Street elevation and 3 x CCTV cameras.	FINAL DECISION	23-10-2017	Granted
2017/4927/A	118-132 New Oxford Street LONDON WC1A 1HL	Display of 4 x internally illuminated fascia signs and 1 x internally illuminated projecting sign to shopfront.	FINAL DECISION	26-09-2017	Granted
2017/4926/L	118-132 New Oxford Street LONDON WC1A 1HL	External alterations comprising installation of replacement glazed entrance and shopfront including 1no. ATMs and 3no. CCTV cameras, 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.	FINAL DECISION	26-09-2017	Granted

We also submit photographs taken of the premises on 25th May 2018 showing the bank open for trade. Officers are also able to visit the premises before 1st June 2018 to physically confirm that A2 use has been initiated before the Article 4 Direction comes into force.

We trust the submitted evidence is sufficient to approve the certificate of lawful existing use application. If you have any queries relating to the above, please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI