

Application ref: 2018/2155/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 13 July 2018

Seesaw Studios
30 Shacklewell Lane
London
E8 2EZ

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Unit 2
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: SE1443_01 Rev.B, SE1443_02 Rev.B, Electrostatic Filtration System, Specification and Defra report and Noise impact assessment report Rev. 1.0 by Sound Licensing Ltd (dated 27/4/18).

Informative(s):

1 Reason for granting consent:

The details submitted have been assessed by the Council's Environmental Officer who has found the information to be acceptable. The proposal involves the installation of an extractor behind an existing louvre on the Northern elevation of the building. While normally venting at a low level is discouraged it is considered that given the context and restrictions of the site that in this instance officers have accepted that venting at roof level is not possible and this siting at a lower level is an acceptable alternative. 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. Revisions were received showing the extractor unit in more detail. Given that the development will not be visible as it is proposed behind an existing louvre, 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.

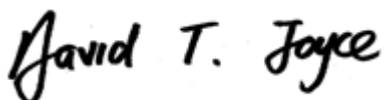
As such, the submitted details are in general accordance with policies accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.'

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning