

Application ref: 2019/2366/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 12 June 2020

Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21-31 New Oxford Street
London
WC1A 1BA**

Proposal:

Discharge of Condition 8 (pre-submission of layout plans) granted under reference 2014/5646/P dated 30/03/15 for remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

Drawing Nos: Cover letter (Gerald Eve) dated 29 April 2019.

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

1. Reason for Approval:

Layout plans were not submitted with the original application, to retain flexibility for different end users and market demands. There were concerns at the time of the original application that very large retail units could occupy and that little small/independent retail would be provided. An obligation was therefore attached requiring a minimum of 350sqm of small independent retail (in perpetuity).

The main driver behind the obligation on independent retail was the desire to ensure that the retail offer would not be dominated by chains. Officers note the challenge with Unit 5A

because of the position of the column and acknowledge that it is now too late for this to be amended. Given that the premises have been actively marketed for some time unsuccessfully, that there is no overall reduction in independent retail (the unit will continue to be operated by an independent retailer) and that this unit is no more than 150sqm the amendment is considered acceptable. A deed of variation to the S106 agreement is required.

As such, the proposed development is in general accordance with the requirements of CS16 of the Camden Core Strategy and DP10 and DP15 of the Development Policies.

2. Conditions outstanding

You are advised that all of the conditions attached to planning permission reference 2014/5946/P granted on 30/03/2015 have now been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer