

Application ref: 2021/3570/P  
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Date: 12 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WORKMAN LLP  
Alliance House  
12 Caxton Street  
London  
SW1H 0QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**104 New Oxford Street**  
**London**  
**WC1A 1HB**

Proposal: Removal of externally mounted shutter and the installation of a new fire exit door and replacement services door.

Drawing Nos: L210523-D06-01, L210523-D06-02, L210523-A06-01, L210523-A06-01 RevA, L210523-B06-01, L210523-B06-02, Design and Access Statement dated July 2021

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

L210523-D06-01, L210523-D06-02, L210523-A06-01, L210523-A06-01 RevA, L210523-B06-01, L210523-B06-02, Design and Access Statement dated July 2021

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for Granting Permission

The proposal is to provide two steel doors across recesses that currently serve a service area and a rear fire exit door to a commercial unit facing New Oxford Street.

The site is within sub area 8 of the Bloomsbury Conservation Area. The building is not defined as one that makes a positive contribution to the area; however there are listed buildings on the opposite side of Bainbridge Street at the rear. The rear of the building has more of a service/back of house character and the existing recessed areas/service and escape doors detract from the appearance of the street.

The proposed replacement doors are similar in appearance to the existing doors set in the recess and the proposal provides a visual enhancement in that it removes an unattractive roller shutter door. It would not cause harm to the character and appearance of the conservation area or the setting of nearby listed buildings. It would also enhance public safety generally by removing the recess, which provides concealment from natural surveillance and an opportunity for antisocial behaviour.

The proposed doors open out over the pavement. This is acceptable as the doors are only used in the event of emergencies and for servicing requirements and are unlikely to result in a material conflict with pedestrians.

The Council has given special regard to the heritage assets in accordance with its legal requirements. Appropriate consultation was undertaken in accordance with both statutory requirements and the local undertakings in the Statement of community involvement and no objections were received.

The proposal is in general accordance with policies C5, A1, D1 and D2 of the Camden Local Plan 2017 and also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer