

Address:	16A/B & 18 West Central Street 10-12 Museum Street 35, 37 and 39-41 New Oxford Street London		16
Application Number:	2013/4275/P	Officer: Peter Higginbottom	
Ward:	Holborn & Covent Garden		
Date Received:	15/08/2013		
Proposal: Demolition and redevelopment of 16A/B & 18 West Central Street and part demolition, change of use and works of conversion of remaining buildings to replace existing nightclub (Class D2), retail/food and drink (Classes A1-A5) and residential (26 x Class C3 residential studio units) with a new mix of uses comprising retail/food and drink (A1-A3), office (B1) and 19 x residential flats (7 x retained studios, 4 x 1-bed, 7 x 2-bed and 1 x 3-bed) (Class C3) resulting in a net addition of 716sqm gross external floorspace.			
Drawing Numbers: Location plan C645_P_AL_001 rev A; Existing (prefix JA12_)P_00_001 rev A, _P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, S_AA_001 rev A, S_BB_001 rev A, S_CC_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A, BS_00_001 rev A, BS_00_002 rev A; Demolition (prefix JC_20) P_00_001 rev A, P_B1_001 rev A, P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A; Proposed (prefix C645_)P_00_001 rev A; P-01-001 rev C, P-02-001 rev E, P-03-001 rev D, P-04-001 rev C, P-RF-001 rev C, P_B1_001 Rev A, S-AA-001 rev A, S_BB_001 rev B, S_CC_001 rev B, E-E-001 rev B, E_N_001 rev A; E-S_001 rev A, E-W-001 rev A, P_02_002 rev B, P_02_003 rev B, P_02_004 rev B, P-02-005 rev B, P_02_006 rev A, P_04_002 rev B, BS_00_001 rev A, BS_00_002 rev A, BS-AL-001 rev A;			
Design and access statement by Squire and Partners dated 31 May 2013; Planning statement dated July 2013; Townscape and conservation assessment by Richard Coleman dated June 2013; Energy & Sustainability Statement by Grontmij dated 30.05.2013; Acoustic planning report by Sandy Brown dated June 2013; Daylight, sunlight and overshadowing report by Deloitte dated June 2013; Mail rail tunnel interface report by Davies Maguire & Whitby dated May 2013; Basement Impact Assessment by Davies Maguire & Whitby dated August 2013; Lifetime Homes Statement by Squire and Partners dated August 2013.			
RECOMMENDATION SUMMARY: GRANT PLANNING PERMISSION SUBJECT TO A SECTION 106 LEGAL AGREEMENT			
Related Application			17
Date of Application:	15/08/2013		
Application Number:	2013/4378/C		
Proposal: Demolition of 16A/B & 18 West Central street and partial demolition of 10-12 Museum street.			

drawing numbers:

(prefix JC_20) P_00_001 rev A, P_B1_001 rev A, P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A

RECOMMENDATION SUMMARY: GRANT CONSERVATION AREA CONSENT

Applicant:	Agent:
City and General New Oxford Street LLP	DP9 100 Pall Mall London SW1Y 5NQ

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace GEA
Existing	A1 –A5 retail/food and drink uses D2 Nightclub C3 and sui generis residential (26 studio units - self contained and non-self contained) EXISTING TOTAL		299 m ² 1,279 m ² 775 m ² 2,353 m²
Proposed	A1-A3 retail/food and drink uses B1a Business - Office C3 residential (19 self contained dwellings) (Various plant) TOTAL PROPOSED (EXCLUDING PLANT)		854 m ² 536 m ² 1,679 m ² (73 m ²) 3,069 m²

Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	TOTAL
Existing	Flat/Maisonette	26								26
Proposed	Flat/Maisonette	11 ¹	7	1						19

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to Committee because it is a major development involving the erection of a new building of more than 1,000sq. mtrs of floorspace [clause 3(i)] following the demolition of the existing building which is in a conservation area [clause 3(v)] .

¹ Of the 11 proposed 1-bed units, 7 are retained studios at 35 and 37 New Oxford Street

1. SITE

- 1.1 The application site is contained within a small block bounded by New Oxford Street to the north, Museum Street to the east and West Central Street to the south and west. The site lies within Bloomsbury Conservation Area, having been included in 1973 (the initial designation was in 1968 and the conservation area has been enlarged over time). Adjacent buildings in the block at 43 and 45 New Oxford Street (also including 16 West Central Street) are Grade II listed - these are not part of the application site. Also excluded is 33 New Oxford Street at the north-east corner of the block, which is not listed.
- 1.2 The block features a fine urban grain dating from the nineteenth century and is characterised largely by narrow, three/four storey properties. Facing onto New Oxford Street are a number of stuccoed properties dating from circa 1845 when this street was laid out (numbers 39-41 have been re-fronted in the early 20th century) and this pattern of development was continued into Museum Street. West Central Street is narrower and has the feel of a back street with the buildings within the application block, being lower in scale and less ornate. This fine grained development is generally continued to the north of New Oxford Street within the Bloomsbury Conservation Area. To the south of the application site the character changes and scale of development considerably increases with much taller 20th century developments covering much greater footprints. The boundary of Bloomsbury Conservation Area runs along West Central Street and Museum Street and specifically excludes these larger properties to the south. All the buildings contained within the site, namely 16A-18 West Central Street, 35-41 New Oxford Street and 10-12 Museum Street are noted as making a positive contribution to the conservation area.
- 1.3 The existing lawful uses of the site include a nightclub (Class D2) at 16A-18 West Central Street, which is currently vacant and predominantly residential accommodation on the upper floors of 35-41 New Oxford Street and 10-12 Museum Street, some of which appear to be homes in multiple occupation (HMOs). The ground floor of these New Oxford Street and Museum Street properties are in various business uses (A1/A2/A3/B1 and a minicab office).
- 1.4 The site is within the central London's Clear Zone region. There is no vehicular access into the site but a small service archway within the ground floor frontage of 10-12 Museum Street coincides with an existing crossover and would appear to have once connected to an open yard behind these properties. The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent).

2. THE PROPOSAL

- 2.1 The application proposes the extensive remodelling of the rear part of the street block (16A-18 West Central Street and 10-12 Museum Street) to provide a mixed use scheme of office and residential accommodation above ground floor retail and restaurant uses. Nos. 16A-18 West Central Street would be demolished in its entirety to make way for a new 4-storey building with set back fifth level. The buildings at 10-12 Museum Street would undergo partial demolition to the rear to enable improved residential accommodation and formation of an entrance courtyard accessed from the existing archway opening on Museum Street.
- 2.2 The properties at 35-41 New Oxford Street are also included within the proposal in order to link through to the proposed ground floor retail/restaurant space on West Central Street and converting four poorly lit, cramped residential studios into more usable office accommodation. No works of a material nature are proposed to these properties externally.
- 2.3 There is an overall uplift of 904sqm residential accommodation within the scheme whereas there is a net decrease of 188sqm of non-residential use giving a net uplift of 716sqm excluding plant. Nine new residential flats (4 x 1 bed, 4 x 2 beds and 1 x 3 bed) would be created within the new building replacing 16A-18 West Central Street. A further 3 x 2-bed flats would be created in the upper floors of the remodelled buildings at 10-12 Museum Street in place of the mainly non-self contained bedsits existing at present. The Museum Street buildings are also proposed to undergo external alterations including refurbished shopfronts.
- 2.4 It is to be noted that the application represents a considerably scaled-down proposal for the site in comparison with the previous refused scheme (2009/5460/P –see relevant history below). Also, unlike the previous scheme it would facilitate the complete removal of the existing nightclub use from this site.

Revisions

- 2.5 During the course of its assessment, the following revisions have been made to the proposals:
- Retention of the apparently original shopfronts at 10-11 Museum Street
 - Minor revision to drawings to show the air intake for the mechanical ventilation to be at roof level rather than the façade of the building
 - Minor revision to show the position of an internalised extract flue to serve any café/restaurant use at the ground floor
 - Amendment to second floor plan to ensure units are easily adaptable for wheelchair use without moving internal walls.
- 2.6 Additional information has also been provided in response to requests from officers to address the following:
- Reports by Richard Coleman and Kevin Murphy to support the case for demolition of the building at 16A-18 West Central Street
 - Viability report to examine the viability of continuing the nightclub use versus alternative options for mixed use development retaining the existing buildings
 - A full archaeological desk based assessment carried out by MOLA

- Air Quality impact assessment by Gontmij
- Revised acoustic noise and vibration report by Sandy Brown
- Information on servicing and delivery arrangements
- Additional drawings to show the rear elevation of 12 Museum Street

3. **RELEVANT HISTORY**

- 3.1 2009/5460/P & 2009/5463/C – REFUSAL of erection of a part 4 and part 8-storey mixed use building to provide offices (2370 sq.m.) (Class B1), replacement nightclub at basement and part ground floor level (West Central Street frontage), retail use (Class A1) at basement and ground floor and 11 x 2 bed residential units (Class C3) on the upper floors (including 4 affordable units) and extensions to 35-37 New Oxford St including a mansard roof, following demolition of 39-41 New Oxford St, and demolition of single storey rear addition at 16B West Central Street. Refusal issued on 25/03/2010 for the following reasons:
1. The scale, height and bulk of the proposed new building at 16B West Central Street would be overly dominant, visually intrusive and fail to preserve the character and appearance of the Bloomsbury Conservation Area and the setting of the Listed Buildings at 43 and 45 New Oxford Street.
 2. The detailed design of the proposed building facade at 39-41 New Oxford Street would be inappropriate to the host building(s) and the setting of the adjacent listed buildings
 3. The height and detailed design of the mansard roof proposed for 16A/18 West Central Street
 4. Lack of outlook, excessive sense of enclosure and inadequate sunlight and daylight for the rear habitable rooms (bedrooms) of the proposed flats at the rear of 35-41 New Oxford Street
 5. Insufficient provision of housing as required by Camden's mixed use policy
 6. Insufficient provision of affordable housing
 7. would not provide an acceptable inclusive environment
 8. Recessed doorways, their design and location giving rise to opportunities for antisocial behaviour
 9. Absence of sound attenuation details for plant and lift equipment
 10. Inadequate cycle parking provision for the residential units
 - 11-19. Absence of a legal agreement to secure the following: construction management and service management plans, car-free housing, highway contributions, contribution for pedestrian/environmental improvements in the area, public open space contribution, local labour and procurement agreement, renewable energy sources, BREEAM and Code for Sustainable Homes and education contributions.
- 3.2 35-37 New Oxford Street:
Granted -Various applications for office use of upper floors of in 1950's and 60's
- 3.3 39-41 New Oxford Street:
Granted (2008/2219) - Change of use of ground floor of 45 New Oxford Street from retail (A1) to licensed betting office (A2) in association with the change of use of

ground floor of No. 39-41 New Oxford Street from licensed betting office (A2) to retail (A1).

3.4 10 Museum Street

Refused (9301337) - Change of use of basement and ground floor from retail use within Class A1 to office use within Class B1 together with change of use of the 3rd floor from residential use to office use within Class B1.

4. **CONSULTATIONS**

Statutory Consultees

- 4.1 **English Heritage** – Whilst the scheme has been modified from the previous (2009) proposals so that it has been improved in many respects, it still involves demolition and erection of a new building on the site of 16A-18 West Central Street. This element is of concern to English Heritage as they consider the existing building to make a positive contribution to the Bloomsbury CA. It is EH's opinion that the building is a reminder of the gradual development of the settlement in which it stands, being clearly associated with the historic laying out of the roads and blocks within the area and is one of a number of light industrial properties that were discretely screened from principle routes behind more formal facades. The façade of the building reflects the traditional functional character and uses within the area, being evidently related to the former brewery and stable use of the site. Although altered the facades are still considered to be of architectural interest in their own right. The elevations relate positively to the adjacent grade II listed building at 43-45 New Oxford Street, carrying through the architectural themes of that building on the west façade and continuing this grand aesthetic to the southern façade, which is presented as a series of arches within defined keystones and other applied classically referenced details. We do not, therefore, agree with the applicant's assessment that the contribution made by this building is limited and consider its loss would cause harm to the significance of the conservation area.
- 4.2 In the light of this building making a positive contribution its demolition should be justified against either policies 133 or 134 of the NPPF (which set out criteria to be considered where the public benefits of a proposal may be weighed against the harm from the loss of a heritage asset). It is EH's view that the proposed new development does not secure any public benefits that would outweigh the harm from the loss of the existing building.
- 4.3 In respect of the proposed new building, EH consider it to neither make a positive contribution nor better reveal the significance of the conservation area. The proposals still offer little contextuality to their conservation area location and the overall massing is still over and above any of the principle frontage buildings within the block.
- 4.4 EH therefore urges that the above issues be addressed and that the application be determined locally in accordance with national and local policy guidance (stating that it is not necessary to consult them again).

- 4.5 **English Heritage GLAAS** – The application lies within the London Suburbs Archaeological Priority Area on or close to the line of a Roman Road. From available information including that submitted with the application, there is considered to be a need for a desk based assessment to inform the application and consider the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures prior or during the development. The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a qualified archaeologist before any decision on the application is taken. Once the archaeological impact on the proposal has been defined a recommendation will be made by GLAAS. If the application is to be refused then the failure to have provided an adequate archaeological assessment should be cited as a reason for refusal.
- 4.6 **Crossrail (Safeguarding)** – No comments
- 4.7 **London Underground/TfL** – No objection in principle to the proposed works. A condition is requested requiring the applicant to submit method statements with regard to demolition, drainage, excavation and construction methods to ensure there is no impact on the Central line which runs below the site.

Non-Statutory Consultees/local groups

- 4.8 **Bloomsbury Conservation Area Advisory Committee** – Object to the demolition of 16A-18 West Central Street. The existing screen wall around the perimeter of the site is all roughly of the same date and should be preserved even if there is new building above it. This is an important surviving part of the CA and we object strongly to its demolition.
- 4.9 **Bloomsbury Association** – Support the application in principle regarding the development as sympathetic to its surroundings and welcome the mixed uses proposed. The removal of the night club is particularly welcomed as this had a severe detrimental effect on the area for many years bringing with it high levels of anti social behaviour and street based drug activity. They do not agree with English Heritage and see no merit in retaining the 16A-18 West Central Street as its only realistic use would be as a bar/nightclub. Any A3 (food and drink) uses in the development, or A1 uses that might involve serving hot food or drinks for ready consumption on or off the premises, should be conditioned to operate within LB LBC's Licensing Framework Hours (i.e. Monday to Thursday 0800-2330, Friday and Saturday 0800-0000, Sunday 0900-2230). No A4 or A5 uses should be permitted (*officer note –these are not proposed*). Conditions should be used to mitigate possible disturbance/limit hours on servicing (e.g. 6pm to 8am) and similar for demolition/construction. A construction management plan should be set up to deal with issues such as construction parking on the west side of West Central Street (where there are existing residents) and communications between the site manager and residents.
- 4.10 **Covent Garden Community Association** – Welcome the non-inclusion of a nightclub into the proposals. The main concern is the food and drink uses included within the proposals. Whilst some limited A3 is acceptable (no more than 200sqm) any A4 or A5 uses should be excluded at this stage (*officer note –these are not*

proposed). Kitchen extract for food and drink uses will be required and may have an impact on the area but is not shown on the plans. Food and drink uses should be limited to LBC's Licensing Framework Hours and other A-Class uses should be similarly limited in opening hours to between 08:00 and 23:00 all days of the week; this is to prevent late night shop uses from causing a nuisance to residents in the area. The playing of music should be conditioned so as not to be audible within any noise sensitive premises, again including shops. A deliveries and servicing plan should be prepared by the applicant and consulted on with interested parties and hours of servicing restricted to 08:00-20:00.

4.11 **Thames Water** – No comment received

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	58
<i>Total number of responses received</i>	9
<i>Number in support</i>	2
<i>Number of objections</i>	2

4.12 A site notice was displayed on 22 August 2013 and a notice in the Hamstead and Highgate Express was published on 29 August 2013.

4.13 An objection was received from a resident of one of the flats in 10 Museum Street citing the following:

- Loss of low rent accommodation difficult to find in Central London
- Disruption caused to the local community during construction
- The proposed shops will encourage a resurgence in anti-social behaviour around the site which has only recently subsided since the closure of the Den Nightclub
- Poor standards of amenity (privacy, noise and natural daylight) for the proposed residential units
- Increased pressure on parking spaces
- If the application goes ahead will I be evicted?

4.14 The second objection was from a business occupier in 39-41 New Oxford Street:

- The only consultation they received was via a notice on a lamp-post in front of the site
- Noisy construction works will be intrusive to staff and disruptive to business (e.g. when trying to undertake filming on the premises for clients)
- Overlooking and possible loss of sunlight/daylight from the new buildings of the development affecting ability to film/photograph on the premises which is an important part of their business.

5. POLICIES

5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole

together with other material considerations.

LDF Core Strategy and Development Policies adopted 8th November 2010

CS1 Distribution of growth

CS2 Growth areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS17 Making Camden a safer place

CS18 Dealing with waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair housing

DP9 Student housing, bedsits and other housing with shared facilities

DP10 Helping small and independent shops

DP12 Managing impact of food and drink uses

DP16 Transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP29 Improving access

DP30 Shopfronts

DP31 Provision of, and improvements to, public open space and outdoor sport and recreation facilities

DP32 Air quality and Camden's clear zone

- 5.2 **Site Allocations Local Development Document** –adopted September 2013
Site 18: Land bounded by New Oxford Street, Museum Street and West Central Street – headline guidance being for mixed use development provided by conversion, extension or partial redevelopment including retail, offices and permanent self-contained (Class C3) residential accommodation at upper levels.

5.3 **Supplementary Planning Policies**

Camden Planning Guidance (CPG) 2011

- CPG 1 Design 2103
- CPG 2 Housing 2013
- CPG3 Sustainability 2013
- CPG4 Basements 2013
- CPG5 Town Centres, retail and employment 2013
- CPG 6 Amenity 2011
- CPG 7 Transport 2011
- CPG 8 Planning obligations 2011

Bloomsbury Conservation Area Appraisal and Management Strategy – April 2011

5.4 **London Plan July 2011**

5.5 **National Planning Policy Framework**

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are considered to be:

- Land use – mixed use development
- Residential development
- Standard of accommodation
- Demolition in conservation area
- Design
- Residential amenity
- Basement construction
- Sustainability
- Transport
- Community Infrastructure Levy

6.2 **Land Use – mixed use development**

6.2.1 The application site is allocated in the Camden LDF Camden Site Allocations (Site 18). The allocations document indicates that the development of the site should comprise a mix of uses provided by conversion, extension or partial redevelopment including retail, offices and permanent self-contained (Class C3) residential accommodation at upper levels.

6.2.2 The site is also located within the Central Activity Zone and within the Growth Area of Tottenham Court Road (Policies CS1 and CS2). The Tottenham Court Road Growth Area is expected to provide a minimum of 1,000 new homes and 5,000 new

jobs in the area between 2001 and 2016. The proposal comprising of a mixed use residential, office and retail is considered to provide an appropriate mix with regards to Policies CS1 and CS2.

- 6.2.3 Policy DP1 requires a mix of uses in development including a contribution towards the supply of housing. In the Central London Area where more than 200sqm of additional floorspace is provided, up to 50% of all additional floorspace should be housing. The proposed development includes the provision of a total of 716sqm of additional floorspace and the development will provide an additional 904sqm of residential floorspace therefore complying with Policy DP1 in this regard.
- 6.2.4 Policies CS8 and DP13 encourages provision of additional office space and the protection of existing spaces. Policy DP13 states that where sites are suitable for continued business use the Council will consider redevelopment proposals for mixed use schemes provided that the level of employment floorspace is maintained or increased, they include other priority uses such as housing and that premises for new, small or medium enterprises are provided.
- 6.2.5 The proposal includes 536sqm of office accommodation comprising of a single office at first floor with access from West Central Street and four small offices located within 35 and 37 New Oxford Street. The proposed level of office accommodation together with the small office space within 35 and 37 New Oxford Street is considered acceptable with regards to Policies CS8 and DP13.
- 6.2.6 Policy CS1 supports mixed use development with the inclusion of retail floorspace while Policy CS7 states that the Council will promote additional retail provision as part of redevelopment schemes in the growth area of Tottenham Court Road. Policy DP12 indicates that the Council will ensure the development of retail will not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.
- 6.2.7 The proposed development also includes a total of 854sqm of retail provision which will be located at 16A/B & 18 West Central Street, 10-12 Museum Street and 35, 37 and 39 New Oxford Street. This represents an uplift of 555sqm across the whole site and given the location within the Tottenham Court Road Growth Area and Central Activities Zone is considered an acceptable level of provision with regards to Policies CS1, CS7 and DP12.

6.3 **Residential Development**

- 6.3.1 The existing site includes 26 residential units comprising of bedsits and studios. The proposed development will involve a net loss of units providing a total of 19. It is noted that a number of the existing units are small bedsits while 10 Museum Street is in HMO use. The Council's Private Sector Housing team have indicated that 10 Museum Street is a HMO comprising of five bedsit units and one self-contained flat. The property is currently below the minimum size requirements for a HMO. 12 Museum Street consists of self-contained studios.
- 6.3.2 Policy DP9 states that the Council will resist development that involves the net loss or self-containment of bedsit rooms or of other housing with shared facilities unless

it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation. The Council's Private Sector Housing Team has been consulted on the application. They have stated that the accommodation at 10-12 Museum Street is below current HMO standards. The Team have suggested that amalgamation of the units is likely to be the best option of providing accommodation of sufficient quality.

- 6.3.3 The units at 35 and 37 presently contain a total of 11 studios and one 1-bed flat. The proposed development will see include the retention of eight of the 12 units with the loss as a result of the conversion of four units into small offices. The units to be converted to offices are small and would experience a loss of outlook from the new larger building at 16A/B and 18 West Central Street. Therefore the loss of the four units is considered acceptable with regards to Policy DP9.
- 6.3.4 The proposal involves a loss in terms of actual residential units however represents an increase of 904sqm of residential floorspace on the site given that the new units to be provided are significantly larger in floorspace terms than those on the site at present. Given the uplift in residential floorspace together with the improved standards of accommodation being provided, the proposal is considered acceptable with regards to Policy CS6 of the Core Strategy, Policy DP2 of the and Policy 3.5 of the London Plan.
- 6.3.5 The proposal will include the conversion of 10-12 Museum Street from the existing small bedsit layout to a single residential unit per floor at first, second and third floor level.
- 6.3.6 Policy DP5 states that the Council will expect a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that market housing with 2- bedrooms are the highest priority and most sought after unit size. The proposed development comprises of 7 x studio/bedsits, 4 x 1-bed (58% combined), 7 x 2 bed (37%) and 1 x 3-bed (5%).
- 6.3.7 Policy DP5 prioritises a need for 2-bed market units and development swill be expected to provide 40% of 2-bed units. 1-bedroom and studio dwellings are of a lower priority. However, as the 7 of the 19 units are retained studios at 35-37 Oxford Street and given the constraints on the site with a combination of conversion and new build this is considered an appropriate mix of dwelling sizes with regards to Policy DP5.
- 6.3.8 As the increase in residential floorspace is below the 1000sqm threshold, a contribution towards affordable housing in the Borough is not required in accordance with Policies CS6 and DP3.

6.4 **Standard of accommodation for future occupiers and Lifetime Homes**

- 6.4.1 The proposed new residential units within 16A/B and 18 West Central Street and 10-12 Museum Street will exceed the minimum space standards as set out in the CPG and the London Housing SPG. These units will also meet the Lifetime Homes standard as required by Policies CS6 and DP6.

- 6.4.2 The existing residential units within 35 and 37 New Oxford Street are below the floorspace standards set out in CPG2 and the London Housing SPG however these units still meet the London Borough of Camden Minimum HMO Standards for Bedsits and Studios and therefore considered acceptable in this instance.
- 6.4.3 A daylight and sunlight assessment has been provided to assess the existing units on site; however it does not assess the proposed units (save for the residential units within 35-37 New Oxford Street). However this is not considered necessary as the newly built residential units will be situated from the second floor upwards where light levels will be adequate. The windows on the west elevation of the residential units at 10-12 Museum Street will only serve secondary or non-habitable rooms and therefore adequate natural light is not considered to be of concern.

6.5 **Demolition/development within Conservation Area**

- 6.5.1 The site is within Sub Area 8 *New Oxford Street/High Holborn/Southampton Row* of the Bloomsbury Conservation Area as stated in the Appraisal and Management Plan. The sub area is characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares. Nos. 33-45 New Oxford Street are identified as a group of buildings of three to five storeys which date from the 1840s with the exception of Nos. 39-41 which were re-fronted in an Art Deco style.
- 6.5.2 Behind these buildings in Museum Street and West Central Street are smaller-scale utilitarian mid-19th century buildings of group value in conservation area terms.
- 6.5.3 The adjacent property of 16 West Central Street is Grade II Listed while numbers 14, 16A, 16B and 18 West Central Street together with 10-12 Museum Street are stated as being positive contributors in the Appraisal and Management Plan. The shopfronts of 10 and 11 Museum Street are also assessed as being of merit.
- 6.5.4 There is a policy presumption through Policies CS14 and DP25 and the NPPF for development within conservation areas to preserve or enhance the character of the conservation area. The appraisal and management plan states that proposals for the demolition of an unlisted building would need to be fully and robustly justified while high quality design will be required of all new development and modern design can be accommodated and enhance the Conservation Area through response to the form and qualities of surrounding buildings and spaces.
- 6.5.5 Policy CS 14 seeks to preserve and enhance Camden's heritage assets while DP25 states that the council will seek to prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention.
- 6.5.6 Paragraph 131 of the NPPF states that LPAs should take account of "*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the desirability of*

new development making a positive contribution to local character and distinctiveness.”

- 6.5.7 Furthermore, paragraph 133 states that “*where a proposed development will lead to substantial harm or total loss of significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.*”

16A&B West Central Street

- 6.5.8 The proposal involves the complete demolition of 16A, B and 18 West Central Street to which English Heritage has raised an objection. English Heritage originally objected to the scheme based on insufficient justification for complete demolition. Since the original submission, the applicant has provided further information from Richard Coleman City Designer and KM Heritage in order to justify the proposal including demolition. English Heritage has indicated that the Local Planning Authority can assess the application in accordance with the development plan policies and give appropriate weight to the public benefit that the project will deliver.
- 6.5.9 The previous use of the site has been as a nightclub that caused significant disturbance to the neighbouring occupiers. The proposed development will involve the loss of a building which is regarded as being a positive contributor to the conservation area. However, the property in its existing lawful use as a nightclub is considered to significantly detract from the special character of the conservation area.
- 6.5.10 The applicant has submitted information to demonstrate that the retention, refurbishment and conversion of 16A/B and 18 West Central Street would be unviable as would the development without a fourth storey. This information has been independently assessed by the council's viability consultant who agrees with the assumptions made.
- 6.5.11 The information submitted assesses the suitability for residential, office, retail and nightclub uses. It has been demonstrated that the most viable use of the existing building is as a nightclub as a significant proportion of useable space is a basement. The use of the building as a nightclub seriously detracted from the character of the conservation area and resulted in a large number of complaints from neighbours regarding noise and anti-social behaviour. The continued use as a nightclub would fail to preserve the character of the conservation area. It is therefore considered that on balance while the loss of the building is disappointing, the applicant has demonstrated that the building cannot be viably used for a use that would be acceptable within the conservation area and therefore the demolition of the building to enable redevelopment is acceptable.
- 6.5.12 The proposed replacement of the nightclub use that is incompatible with the area with a well-designed replacement building of mixed use residential, office and retail use which is considered to enhance the character of the conservation area is considered to achieve a significant public benefit with regards to Paragraphs 131

and 133 of the NPPF and therefore outweighs the harm of the loss of 16A/B and 18 West Central Street.

10-12 Museum Street

6.5.13 10-12 Museum Street forms three nineteenth century buildings currently in residential use, with small retail units at ground floor.

6.5.14 The properties of 10-12 Museum Street are noted as making a positive contribution towards the conservation area while the shopfronts of number 10 and 11 are specifically recognised as shopfronts of merit in the Bloomsbury Conservation Area Appraisal and Management Plan. The proposed development has responded to this through their retention and the restoration of the original shopfronts.

6.6 Archaeology

6.6.1 Following the consultation with GLAAS, the applicant has submitted an Archaeological Desk Based Assessment. The Assessment carried out by MOLA has been reviewed by GLAAS who are satisfied that the development would not cause harm subject to a condition being applied to require an investigation to be undertaken to advance understanding of their significance. A condition is therefore attached to the permission.

6.7 Design

6.7.1 The relevant policies with regards to design are CS14, DP24 and DP25. The Bloomsbury conservation area appraisal and management strategy also provides guidance with regards to design.

6.7.2 The proposal includes the demolition of 16A and B and 18 West Central Street to enable the erection of a five storey building to provide basement and ground floor retail, first floor office and upper floor residential accommodation comprising of nine flats. The remainder of the development comprises retaining and converting 10-12 Museum Street, partial conversion of 35 and 37 and the ground floor of 39 and 41 New Oxford Street.

6.7.3 The new building on West Central Street is of a contemporary design and will therefore provide an element of contrast with the remainder of the block, however the design is considered to harmonise with the adjoining properties through the use of a stone clad façade. In addition the three types of uses within the building are expressed in a horizontal manner which adds to an interesting architectural expression to the design. The fifth storey is set back from all elevations and is largely glazed to appear subordinate to the main building. The proposed building is sympathetic to the style and presence of the West Central Block as a whole while also relating well to the buildings of 10-12 Museum Street while also respecting the special character of the adjoining Grade II listed building of 16 West Central Street.

6.7.4 The works to 10-12 Museum Street, and in particular reinstating the windows on the south elevation will significantly improve the streetscene and enhance the character of the Bloomsbury Conservation Area while the existing shopfront, noted

as a shopfront of merit in the conservation area appraisal and management plan, will be retained and refurbished.

- 6.7.5 The surrounding scale of buildings is largely mixed with those properties in the block being between three and five storeys. Immediately to the south is the Travelodge Hotel which is approximately 15 storeys. This building, while outside of the Bloomsbury Conservation Area, is considered to detract from its character. The proposed building is considered to improve the setting of the listed buildings while also reducing the intrusion of the Travelodge building when viewed from New Oxford Street.
- 6.7.6 The proposed building is considered to be of high architectural quality while the works to 10-12 Museum Street and 35, 37 and 39-41 New Oxford Street will improve the streetscene and general appearance of the block within the conservation area. Consequently, the proposed development is considered to be of an appropriate scale, mass and design and this meets the requirements of Policies CS14, DP24 and DP25.

6.8 Amenity of neighbouring residents

- 6.8.1 A daylight and sunlight assessment has been submitted by the applicant. The assessment concludes that the proposed development follows the intention of the BRE guidelines together with the Guidance CPG6. It is acknowledged that some windows do not meet either the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) tests following completion of the development.
- 6.8.2 Windows W130 and W131 of 33 New Oxford Street serve first and second floor kitchens. These windows experience a ratio reduction which is higher than that which is recommended by the BRE guidelines. However it is noted that they both have VSC values significantly below the 27% BRE requirement at present. In such circumstances, even modest changes in VSC are reflected as larger percentage alterations thus resulting in circumstances which are contrary to guidance. The Report states that the absolute change in VSC is 6-7% which given the low existing values is expressed as a large percentage alteration. Given the site circumstances and noting that the absolute change is only 6-7%, the reduction in daylight is considered acceptable.
- 6.8.3 The results of the submitted assessment are considered to be reasonable and therefore the proposal is considered acceptable with regards to daylight and sunlight and Policy CPG6.
- 6.8.4 The proposed uses of residential, office and retail (Classes A1, A2 and A3) are considered to be more compatible to the area than former nightclub use.
- 6.8.5 The proposed retail uses will be restricted to classes A1, A2 and A3. While most uses within these classes are unlikely to result in disturbances to occupiers of neighbouring residential properties and the guests of the adjacent hotel, some uses within Use Class A3 can cause disturbance. The retail opening hours will therefore be limited by condition as suggested by CPG5.

- 6.8.6 An objection was received from a resident of one of the flats in 10 Museum Street raising concern that the development will cause during construction and that the proposed shops will encourage anti-social behaviour. Construction impact is largely covered by the Control of Pollution Act 1974, however in order to mitigate the impacts of construction on residential amenities, a construction management plan will be secured through section 106. The proposed commercial units, given the restriction of opening hours as discussed above are unlikely to cause significant increase in anti-social behaviour.
- 6.8.7 An objection was received from a neighbouring office occupant at 39-41 New Oxford Street regarding overlooking. The distance between the facing windows of the new development and the rear office will only be approximately 13m; however CPG6 requires developments to be designed to protect the privacy of both new and existing dwellings and therefore no requirement to protect privacy of occupiers of office accommodation. Furthermore, having adjacent uses of offices and residential is considered to be more compatible with the occupants of the office and residential properties likely to be present at different times of the day.
- 6.8.8 A condition will be added to the permission to restrict access to the flat roofs for maintenance only to ensure there is no unacceptable overlooking of neighbouring properties.

6.9 **Basement**

- 6.9.1 The proposal includes a single storey basement below the southwest corner of the site under 16A/B and 18 West Central Street. The site currently has a basement with the same footprint as the proposed however, the proposed development includes the lowering the basement by approximately 2m. The applicant has submitted a basement impact assessment to assess the potential impact on land stability and groundwater flow.
- 6.9.2 Policy DP27 and Guidance CPG4 set out how planning applications that include proposals for new or extensions to basements will be assessed. The BIA has been prepared following the Guidance of CPG4 and the Arup Guidance for Subterranean Development.
- 6.9.3 The Basement Impact Assessment states that underpinning will be used during the construction of the basement and concludes that increasing the depth of the basement by 2m will not affect the ground stability of the site and surrounding properties.
- 6.9.4 The assessment has also identified that the disused Post Office Mail Rail Tunnels run directly below the site. As part of the assessment, the engineers have liaised with the tunnel asset protection engineers (CH2M Hill Halcrow) and have secured a preliminary approval in principle.
- 6.9.5 The proposed basement is not anticipated to have a significant impact upon the aquifer while the study of borehole data from nearby sites has indicated that it is unlikely that the basement will extend beneath the water table surface.

- 6.9.6 A condition will be attached to the permission which requires the appointment of qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. The proposed basement is therefore considered to be acceptable with regards to Policy DP27 and Guidance CPG4.
- 6.9.7 London Underground Limited has been consulted on the application and as the Central Line runs under the site, LUL have requested that a condition be attached to the permission requiring the submission of method statements for the works.

6.10 **Sustainability**

- 6.10.1 The applicant has submitted an Energy Statement which demonstrates the commitment to environmental improvements. The statement demonstrates that the new build residential will achieve a minimum rating of Level 4 of the Code for Sustainable Homes. In addition the council's sub-targets in Energy, Water and Materials categories will all be exceeded.
- 6.10.2 The new build office will achieve an Excellent rating under the BREEAM New Construction 2011 while the refurbished element of residential will achieve an Excellent rating under the BREEAM Domestic Refurbishment 2012.
- 6.10.3 The proposed development also incorporates a Green roof (102sqm), a brown roof (18sqm) and a green wall (40sqm). These design features are welcomed and further details including a maintenance strategy will be secured by condition.
- 6.10.4 The council's sub-targets in Energy, Water and Materials categories as stated in CPG3 will all be exceeded. The development is likely to deliver a 21.4% reduction in carbon emissions over the benchmark. The current target for reduction in carbon emissions set out in CPG3 is 40% however as this application was submitted in August 2013, it is not appropriate to expect the development to meet this target. The development's commitments to environmental improvements are therefore acceptable and will be secured by s106 legal agreement. The carbon reduction savings include the use of on-site renewable energy generation through an air source heat pump, details and implementation of which would be secured as part of the s106 legal agreement.

6.11 **Transport**

- 6.11.1 The application site has a Public Transport Accessibility Level (PTAL) of 6b (excellent); and car-free development will be secured for all uses. The site is within walking distance from both the Underground and rail stations and is served by several bus routes. The proposal will provide a total of 19 self-contained flats, 536sqm of office space and 854sqm of retail provision. Cycle storage is shown for the residential and office elements of the scheme which are considered acceptable in principle however further details will be secured by condition should permission be granted.

6.11.2 A Construction Management Plan (CMP) will be required to manage the developments impact on the highway network. The proposal includes significant construction works and will result in a large number of construction vehicle movements to and from the site, which would have a considerable impact on the local transport network. The overall scale and kind of this development is considered to require a full CMP in order to mitigate any adverse impacts. The CMS will be secured through S106.

6.11.3 A financial contribution is considered both reasonable and necessary to repave the footways and to provide environmental improvements adjacent to the site. This is recommended to be secured through a Section 106 Agreement with the Council. This S106 obligation would also require plans demonstrating interface levels between development thresholds and the Public Highway to be submitted to and approved by the Highway Authority prior to implementation.

6.12 **Section 106**

Education

6.12.1 In accordance with CPG8 a contribution towards education in Camden will be required on the 2-bed and 3-bed units. The total contribution required will be £21,813 (7 x £2,213 and 1 x £6,322)

Public Open Space

6.12.2 In accordance with CPG 8, a contribution of £24,437 will be required towards the provision of public open space.

6.13 **Community Infrastructure Levy (CIL)**

6.13.1 This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it includes the addition of one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme, should it be approved would likely be £35,800 (£50 x 716sqm). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

7 CONCLUSION

7.1 The proposed demolition and redevelopment of the site to provide a mix of uses comprising of retail/food and drink (A1-A3), office (B1) and 19 residential units is considered acceptable in principle with regards to Policies CS1 and CS2.

7.2 The loss of 16A/B and 18 West Central Street to enable the erection of a new 5 storey mixed use building including basement is unfortunate in conservation terms however is considered to be fully justified with regards to Policies CS14 and DP2 and NPPF. The development includes a high quality and well-designed building

together with other building improvements which will enhance the character of the conservation area.

7.3 Planning Permission is recommended subject to a S.106 Legal Agreement with the following Heads of Terms:

- Car-free development of all uses
- Service Management Plan for all uses
- Workplace Travel Plan
- Highways contribution
- Construction Management Plan
- Sustainability/Energy provision
- Education contribution (£21,813)
- Open / amenity space (£24,437)

8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s) **2013/4275/P**:

- 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:

Location plan C645_P_AL_001 rev A; Existing (prefix JA12_)P_00_001 rev A, _P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, S_AA_001 rev A, S_BB_001 rev A, S_CC_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A, BS_00_001 rev A, BS_00_002 rev A; Demolition (prefix JC_20) P_00_001 rev A, P_B1_001 rev A, P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A; Proposed (prefix C645_)P_00_001 rev A; P-01-001 rev C, P-02-001 rev E, P-03-001 rev D, P-04-001 rev C, P-RF-001 rev C, P_B1_001 Rev A, S-AA-001 rev A, S_BB_001 rev B, S_CC_001 rev B, E-E-001 rev B, E_N_001 rev A; E-S_001 rev A, E-W-001 rev A, P_02_002 rev B, P_02_003 rev B, P_02_004 rev B, P-02-005 rev B, P_02_006 rev A, P_04_002 rev B, BS_00_001 rev A, BS_00_002 rev A, BS-AL-001 rev A;

Design and access statement by Squire and Partners dated 31 May 2013; Planning statement dated July 2013; Townscape and conservation assessment by Richard Coleman dated June 2013; Energy & Sustainability Statement by Grontmij dated 30.05.2013; Acoustic planning report by Sandy Brown dated June 2013; Daylight, sunlight and overshadowing report by Deloitte dated June 2013; Mail rail tunnel interface report by Davies Maguire & Whitby dated May 2013;

Basement Impact Assessment by Davies Maguire & Whitby dated August 2013;
Lifetime Homes Statement by Squire and Partners dated August 2013.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings, balustrade and new gates at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including windows and door frames, metal cladding, gates, glazing, glazed link and balconies with a sample panel of less than 1m by 1m demonstrating the proposed colour, texture, face-bond and pointing of brickwork.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the first use of the premises for any A3 use hereby permitted, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the development commences, details of the secure cycle storage areas shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Full details in respect of the green and brown roofs and green wall in the area indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate, section scale @ 1:20, maintenance strategy and biodiversity enhancements. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Method statements in regard to demolition, drainage, excavation and construction methods shall be submitted to and approved by the local planning authority in consultation with London Underground Infrastructure Protection prior to any works commencing on the development:

Reason: To ensure the development does not impact on existing London Underground transport infrastructure in accordance with the London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 10 No flat roof of any building shall be used for sitting out or as an amenity area and should be accessed only for maintenance purposes or in emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The use of the ground and basement level retail (Use Classes A1/A2/A3) hereby permitted shall not be carried out outside the following times 08:00 to 23:30 Mondays to Thursdays, 08:00 to 00:00 on Fridays and Saturdays and 09:00 to 22:30 on Sundays and public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is

intended, then a new planning application will be required which may not be approved.

- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

Conditions and Reasons **2013/4378/C**:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

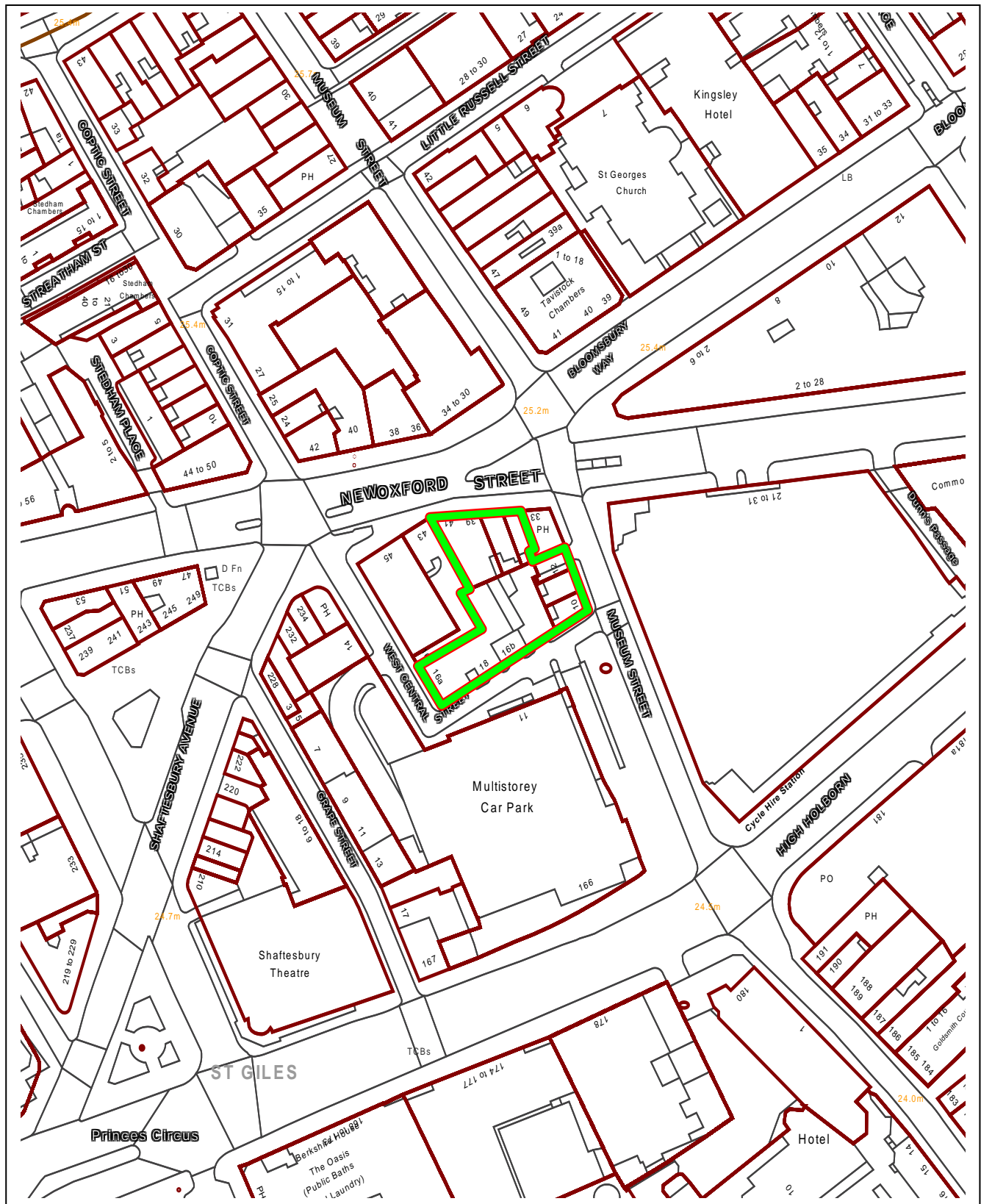
Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No works shall take place until the applicants have secured the implementation of a programme of recording and historic analysis which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicants and approved by the local planning authority.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy DP25 of the London Borough of Camden LDF 2011

- 3 You must not start any demolition work on part or all of the site until either:-
 - a) a construction contract has been made with a builder to complete the redevelopment of that part or all of the site for which we have given planning permission on the same date as this consent; or
 - b) an alternative means of ensuring we are satisfied that demolition on part or all of the site will only occur in the context of a commitment to deliver the new building(s) on that part or all of the site.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy DP25 of the London Borough of Camden LDF 2011.



Application No: 2013/4275/P

**16A/B & 18 West Central Street
10-12 Museum Street, 35, 37 and 39-41 New Oxford
Street
London WC1A**

**Scale:
1:1255
Date:
27-Jun-14**



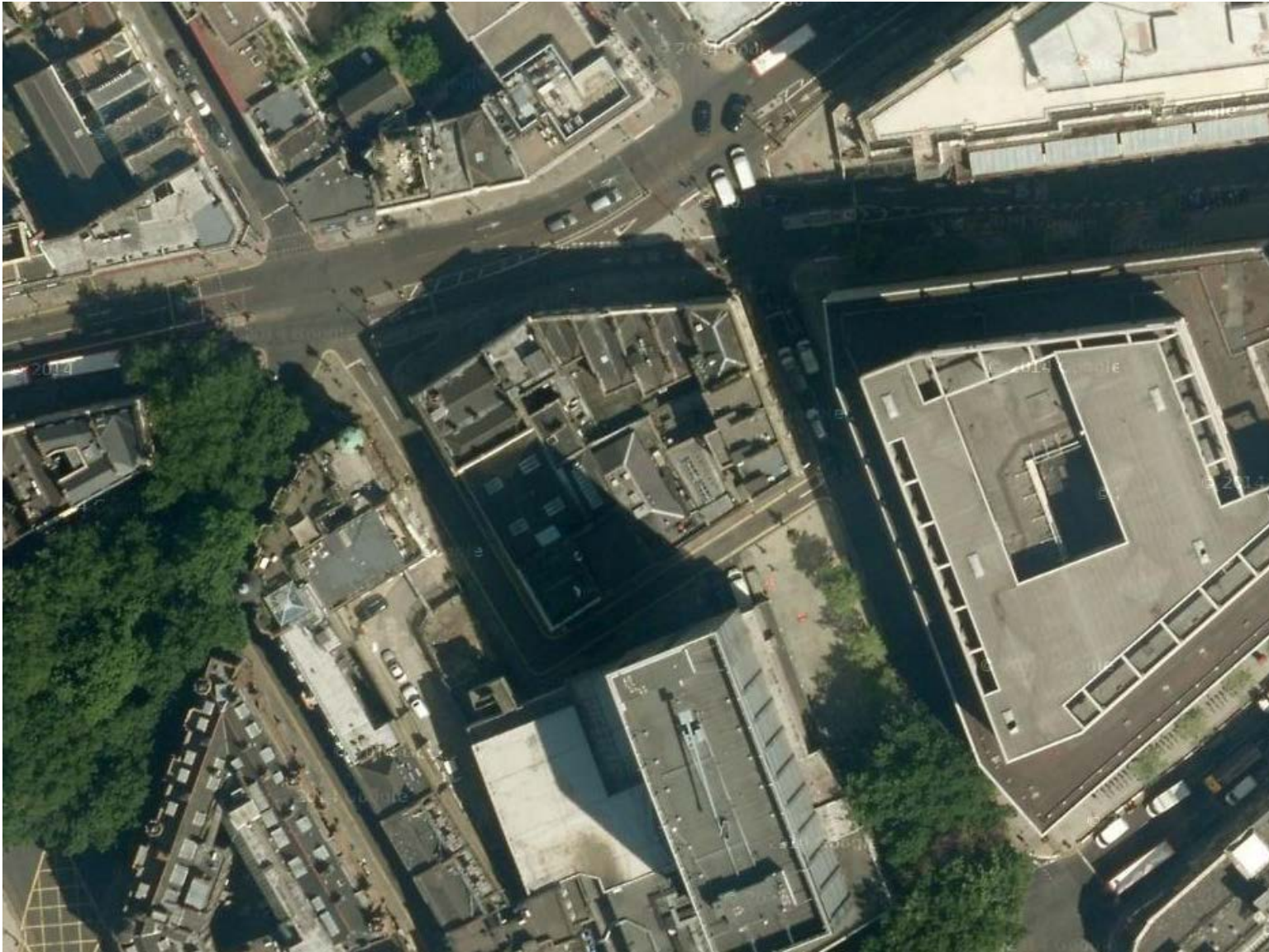
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**16A/B & 18 West Central Street, 10-12 Museum Street, 35, 37
and 39-41 New Oxford Street Refs: 2013/4275/P &
2013/4378/C**

Site Location Plan



Aerial Photo



Aerial View (facing south)



West Central Street (south)



West Central Street (south)



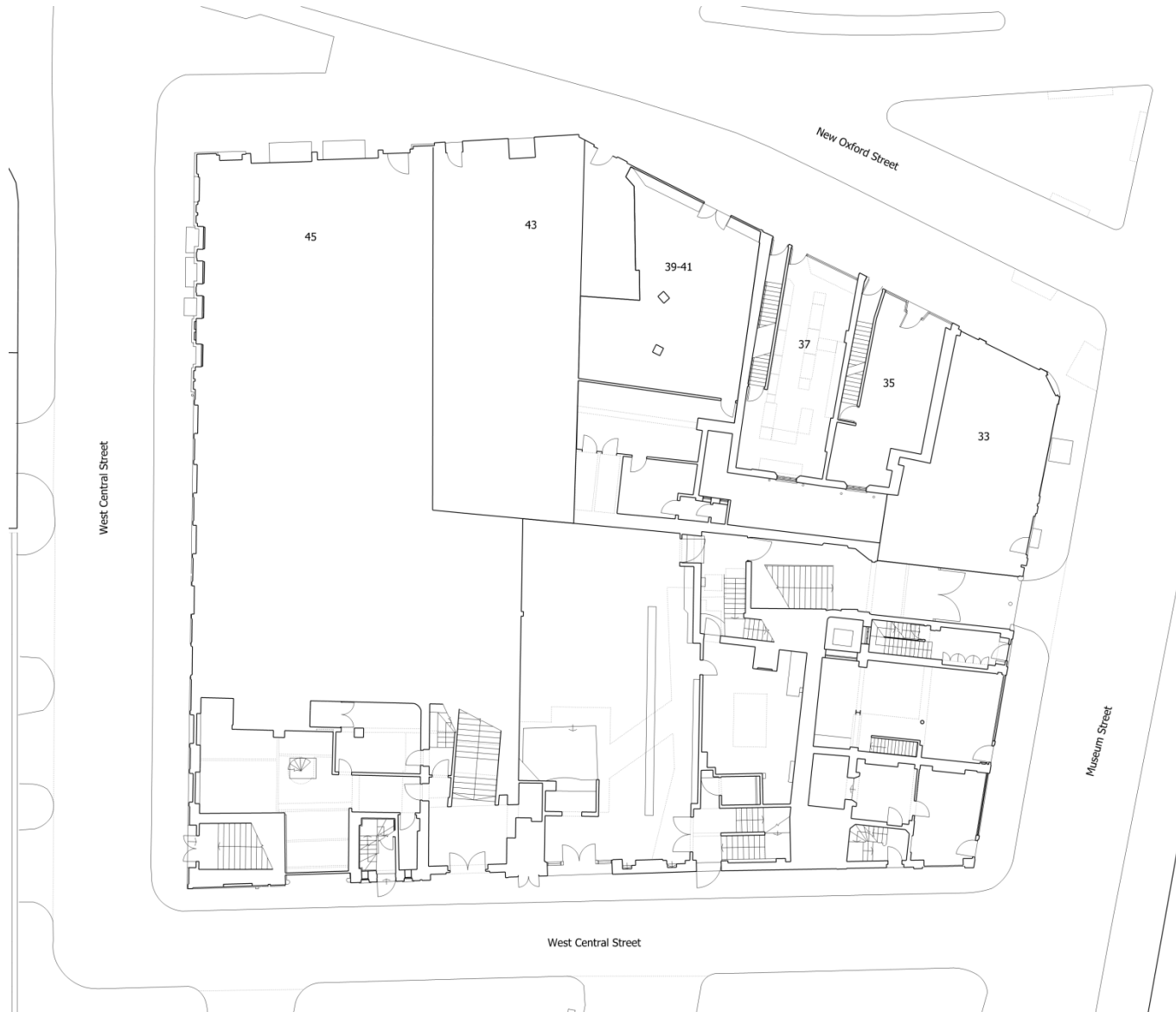
Museum Street (facing north)



West Central Street (west)



Existing Ground Floor plan



Existing First Floor plan



Existing Elevation (West)



ft

45

16

16A-18

West Central Street

New Oxford Street

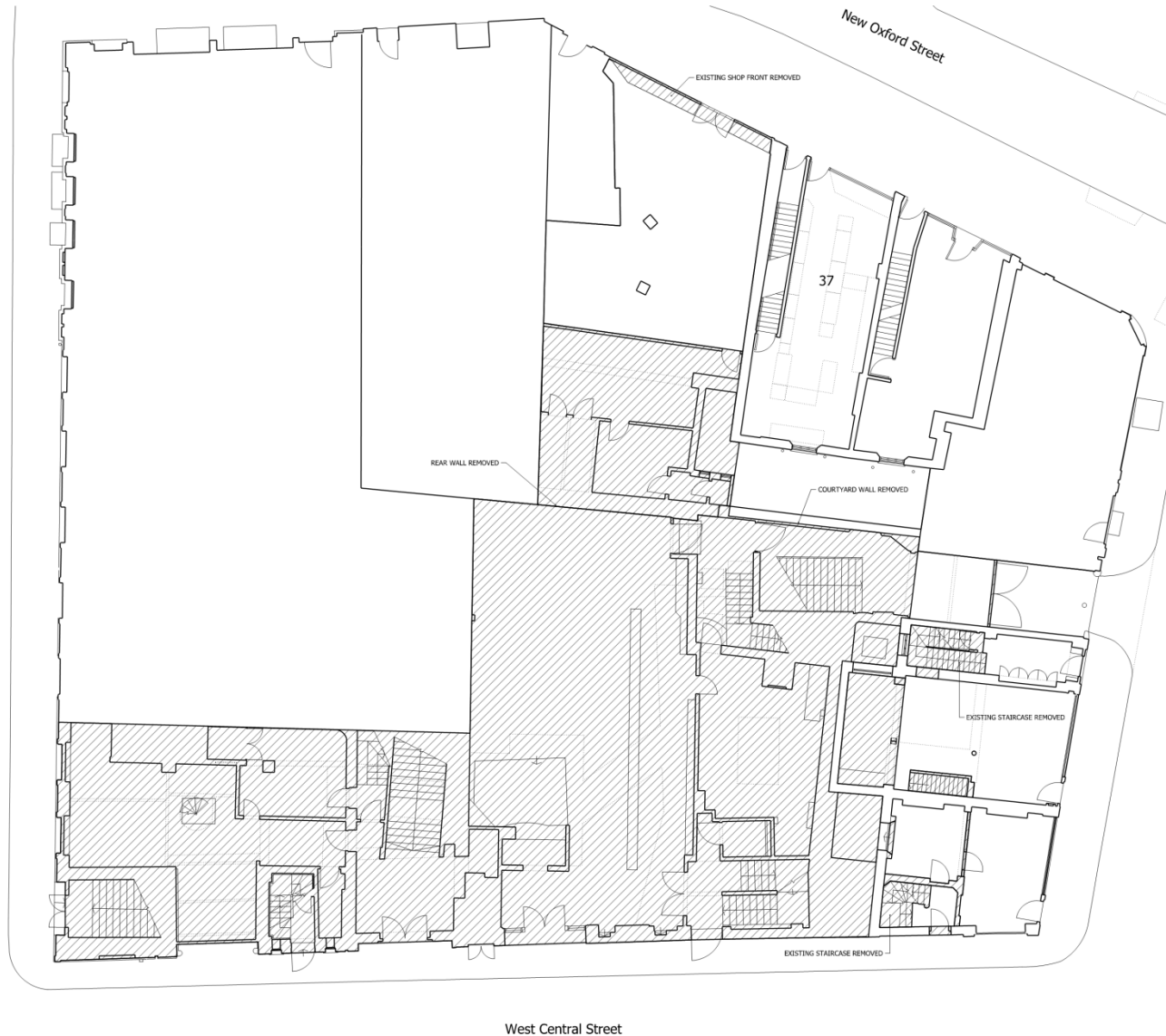
West Central Street

West Central Street

Existing Elevation (South)



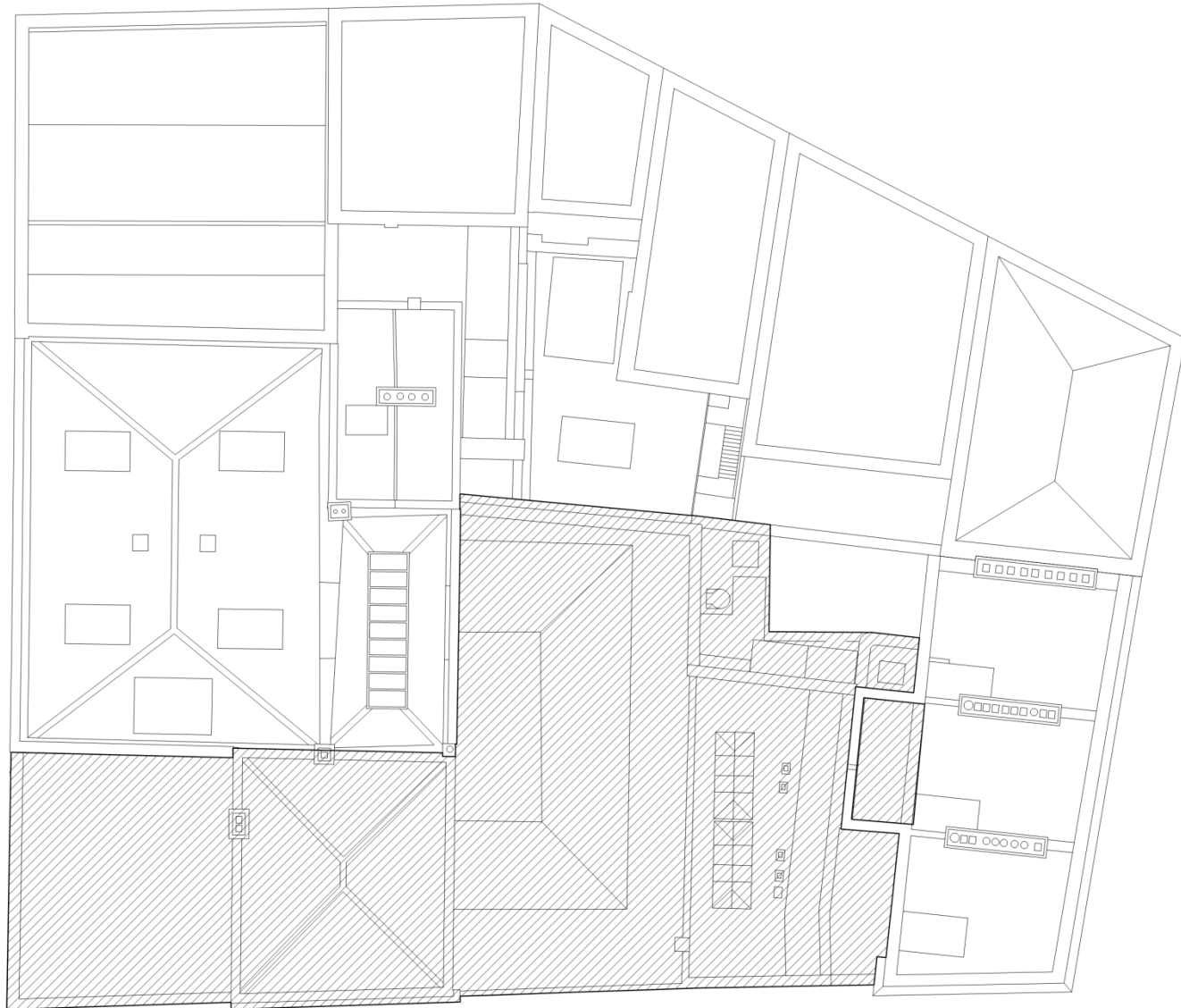
Demolition drawing (ground floor plan)



Demolition drawing (basement floor plan)



Demolition drawing (roof plan)



Demolition drawing (west elevation)



Demolition drawing (south elevation)



tral Street

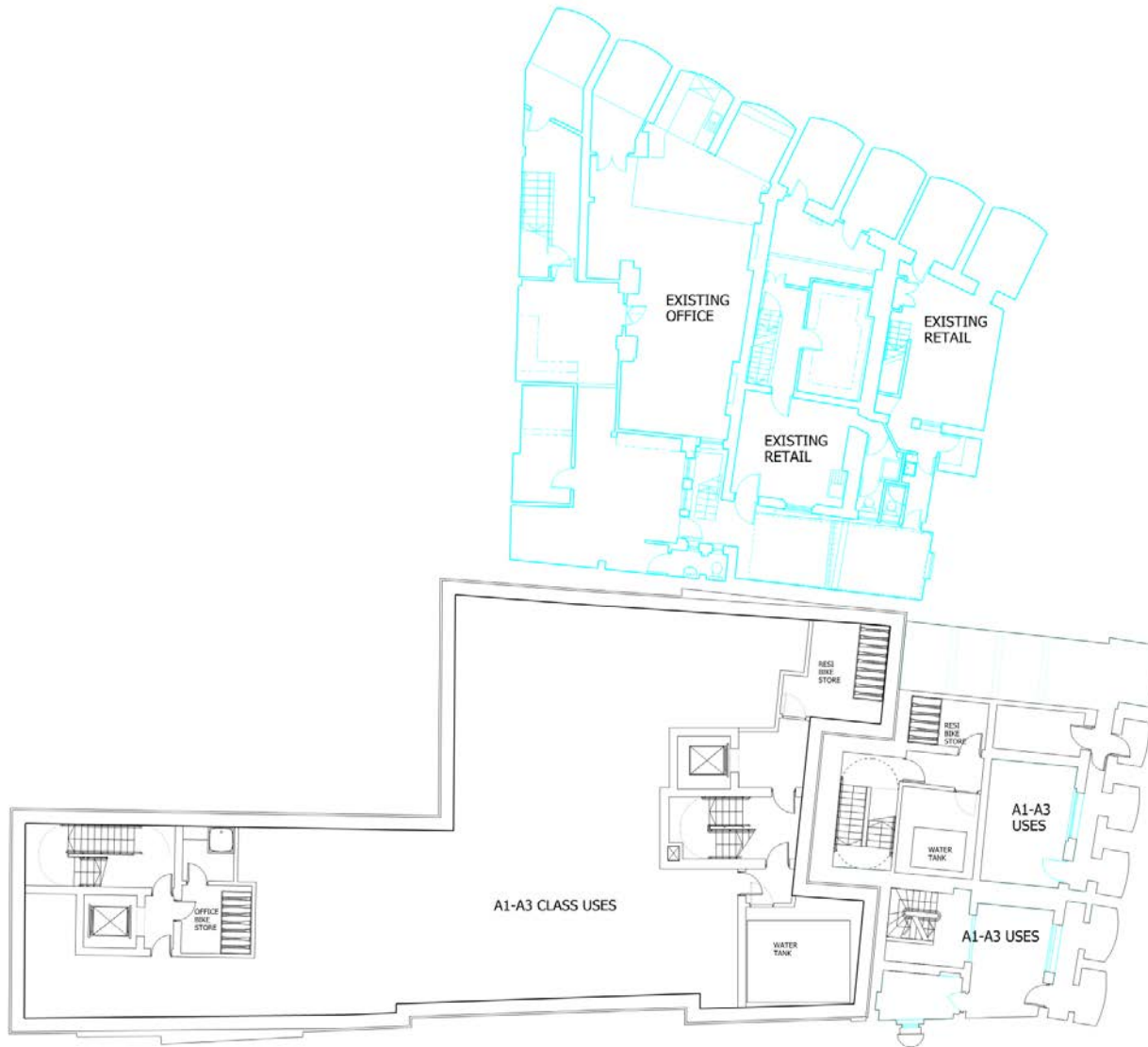
16A-18

10

Proposed Ground Floor plan



Proposed Basement Floor plan



Proposed First Floor plan



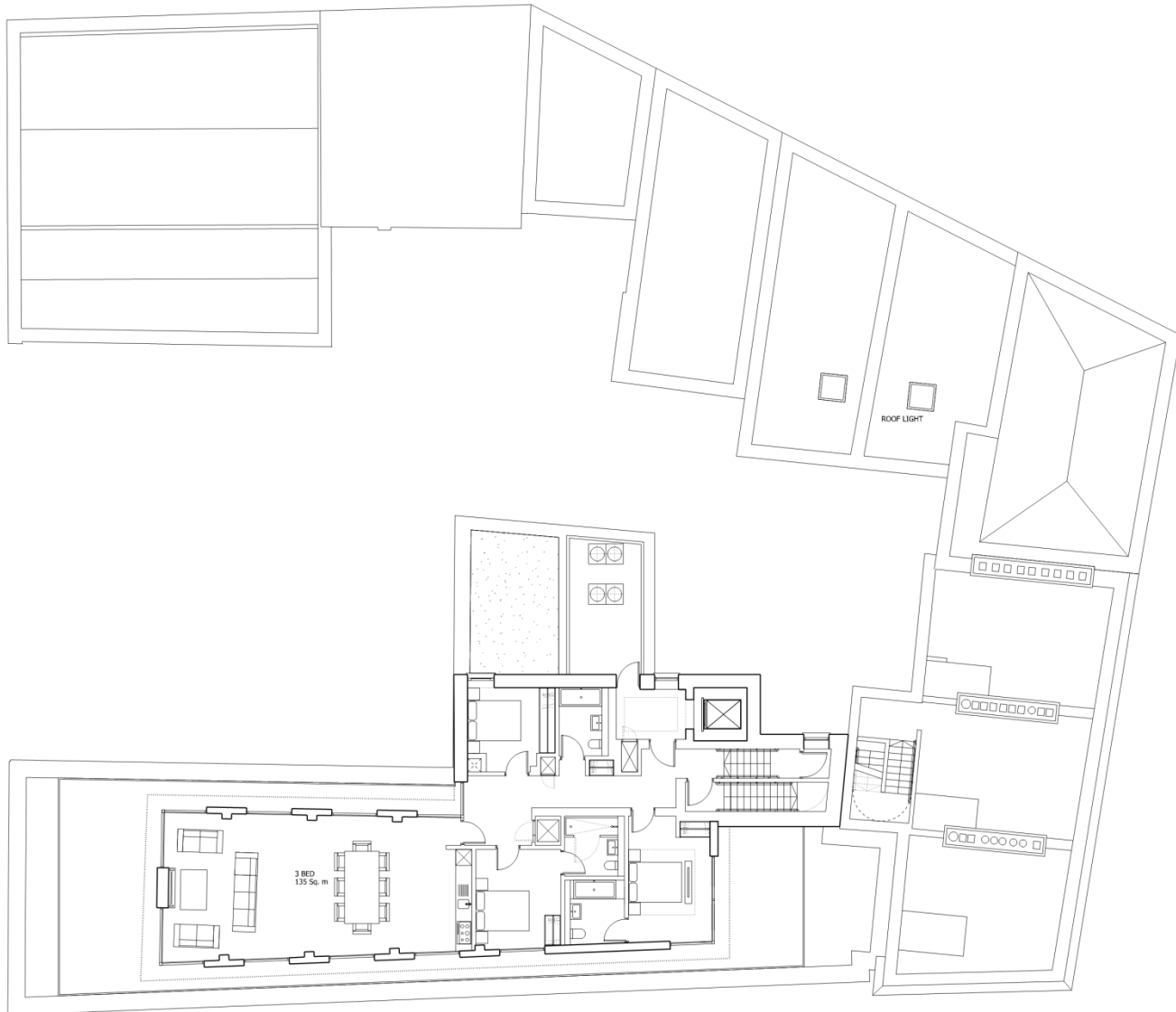
Proposed Second Floor plan



Proposed Third Floor plan



Proposed Fourth Floor plan



Proposed Roof plan



Proposed South Elevation



STREET

16A-18
WESTERN AVENUE

10
WESTERN AVENUE

Proposed West Elevation



Proposed Section (R/O new 16A/B & 18 West Central north elevation)



Museum Street / West Central Street – CGI (south and east elevation)



New Oxford Street / West Central Street – CGI



West Central Street – CGI (west elevation)

