

Committee Minutes 15th July 2014

Item 7p

16A/B and 18 West Central Street, 10-12 Museum Street, 35, 37 and 39-41 New Oxford Street,
London pdf icon PDF 6 MB

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Application No: 2013/4275/P Officer: Peter Higginbottom

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.

RECOMMENDATION: Grant planning permission subject to a Section 106 legal agreement.

Additional documents:

[Webcast for 7p](#)

[7q](#)

[Related application](#)

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Application No: 2013/4378/C

Proposal: Demolition of 16A/B and 18 West Central Street and partial demolition of 10-12 Museum Street.

RECOMMENDATION: Grant conservation area consent.

Additional documents:

Webcast for 7q
Minutes:

Consideration was given to the additional information on the supplementary agenda and to the written submissions and deputation requests referred to in Item 4 above.

The Planning Officer gave a presentation which highlighted the main features of the application.

A number of Members expressed significant concern at the proposed demolition of a building which was a positive contributor. There was also significant concern expressed by Members that the proposed replacement was too bland and that it was not good enough to justify the building's demolition. In response, the Conservation Officer agreed that there was harm caused by the loss of the buildings. He stated that the planning department's balanced view was that some benefits were gained by losing a nightclub which had caused significant problems for local residents and that this was considered to be a planning benefit which outweighed the loss of the existing building. It was noted that the applicant's view was that retaining the existing building would not be viable without maintaining the nightclub use.

Some Members questioned the loss of the nightclub as a justification for the building's demolition, as they considered that this was a matter for the Council to control through its licensing function. They felt that the issues had resulted from poor management of the previous premises and that this did not mean that a nightclub was necessarily unsuitable on the site. Although some Members disagreed, a majority of the Committee considered that the D2 use on the site needed to be preserved and that this was a reason for rejecting the application.

In response to a question, officers confirmed that they had not consulted the local Tenants and Residents Association as it was not a statutory consultee.

On being put to the vote, it was unanimously

RESOLVED –

(1) THAT planning permission be refused for the following reasons:

i. The proposed loss of the buildings that make a positive contribution to the Bloomsbury Conservation Area would harm the character and appearance of the conservation area contrary to policies CS14, DP25 and Camden Planning Guidance 1 (Design).

ii. The proposal given its height, bulk, scale, massing, materials and general design fails to preserve or enhance the character of the Bloomsbury Conservation Area and is therefore contrary to policies CS14, DP25 and Camden Planning Guidance 1 (Design).

iii. The loss of the nightclub use would impact on the range of night-time leisure activities and entertainment venues, contrary to London Plan policies 2.11 and 4.6 and Camden policies CS9, CS10 and DP 15.

(2) THAT conservation area consent be refused for the following reason:

The proposed loss of the buildings that make a positive contribution to the Bloomsbury Conservation Area would harm the character and appearance of the conservation area contrary to policies CS14, DP25 and Camden Planning Guidance 1 (Design).

ACTION BY – Director of Culture and Environment