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24.03.2023

Camden Council  
Planning Services  
Camden Town Hall  
Argyle Street  
London  
WC1H 8EQ

Dear Sir/Madam,

**Re: A Full Planning Application for the Replacement of the Existing  
Single-Glazed Crittall Windows to Floors 1-5 with New Double-Glazed  
Crittall Windows at:**

**Address: 179 Tottenham Court Road, London W1T 7NZ**

Please find enclosed a Full Planning Application package for the above address for your attention.

The package includes:

- A copy of the Planning Application form
- The application fee paid online for the total amount of £266.20 (*including £32.20 of Planning Portal Fee*)
- A copy of the Design & Access Statement
- A completed and signed CIL form
- A "State of Condition Report on the Steel Windows Installed at 179 Tottenham Court Road, London" by Cladtech Associates Limited
- An itemised schedule for 179 Tottenham Court Road, by Crittall Ltd
- Drawing W20 01/21 – "Corporate W20 Window Frame Profiles" by Crittall Ltd
- A complete set of drawings enclosed with the application forms:
  - 1915-E01-01 O.S. Map, Block Plan, Photograph, Existing & Proposed Floor Plans
  - 1915-E03-01 Existing Front & Rear Elevations
  - 1915-E03-02 Existing Sectional Elevation
  - 1915-P03-01 Proposed Front & Rear Elevations
  - 1915-P03-02 Proposed Sectional Elevation
  - 1915-DT04-01 Details & Detail Elevations
  - 1915-DT04-02 Photographs

179 Tottenham Court Road is a mixed-use building close to Oxford Street, containing a shop on the ground floor and offices on the upper floors. The surrounding area consists of similar commercial properties.

The property is within the Bloomsbury Conservation Area. While the building itself is not listed, it is mentioned in the "Bloomsbury Conservation Area Appraisal and Management Strategy" as a "Positive Contributor".

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The building's front façade is finished in white render on ground and first floor and built of red brickwork with multi-storey bays finished in white render and containing black metal framed Crittall windows on the upper floors.

This application applies to the windows on the 1st to 5th floors only. The original windows are single-glazed black painted metal casement Crittall windows.

The existing single-glazed windows expose the interior spaces to noise and temperature variations. The new double-glazed windows will help alleviate this. The proposal includes 38 single-glazed Crittall windows which are to be replaced with double-glazed Crittall windows.

All proposed works incorporate original Crittall windows, thereby preserving and enhancing the original appearance of the building and being sympathetic to the area.

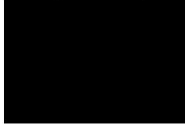
Please note that doors / windows on the existing ground floor of the building are not part of this application.

Based on the drawings and documents included in this application, we consider this proposal to be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this for approval.

Please do not hesitate to contact me should you have any queries.

Yours Sincerely



George Kythreotis

CC. Applicant