

Application ref: 2023/2214/P
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Date: 24 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Quod
21 Soho Square
London
W1D 3QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
160 & 160a Tottenham Court Road
London
W1T 7NL

Proposal: Installation of new shopfront to facilitate amalgamation of two retail units into one.

Drawing Nos: 1341-600 rev P1, 1341-601 rev P1, 1341-602 rev P1, 1341-603 rev P1, 1341-200-604 rev P1, 1341-605 rev P1, 1341-606 rev P1, 1341-607 rev P2, Planning Statement, Heritage Statement

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:

1341-600 rev P1, 1341-601 rev P1, 1341-602 rev P1, 1341-603 rev P1, 1341-200-604 rev P1, 1341-605 rev P1, 1341-606 rev P1, 1341-607 rev P2, Planning Statement, Heritage Statement

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing Class E retail units (160 and 160a), each encompassing the ground and basements levels, are proposed to be amalgamated in order to create one large Class E retail unit. As there is no loss of Class E retail floorspace associated with the amalgamation, and as the new unit is considered to be of a sufficient area to be commercially viable, the amalgamation into one Class E retail unit is considered acceptable.

As part of the proposed amalgamation, the existing shopfronts are to be replaced with new modern shopfronts. New black powder coated aluminium glazed windows and a repositioned double door are proposed. The design and materiality of the new shopfront windows and doors will match those of adjacent units and the host building and is thus considered acceptable. Further, the proposals are considered to enhance the character and appearance of the host building, Bloomsbury Conservation Area, and commercial frontage along Tottenham Court Road.

It is noted that any new signage would require separate advertisement consent and would not form part of the assessment of this application. An informative has been attached to the decision notice advising the applicant of this.

It is considered that due to the scale and scope of the works proposed, the development would not have an impact on the amenity of neighbouring residential occupiers.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies A1, TC1, TC2, TC4, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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) 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.

- 5 You are advised that any new replacement signage shown on the approved plans do not benefit from planning permission and may require advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer