

5 May 2023



Planning Inspectorate
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Dear Sir/Madam,

**51-52 TOTTENHAM COURT ROAD, LONDON, W1T 2EQ
SUBMISSION OF A PLANNING APPEAL AGAINST THE NON-DETERMINATION OF PLANNING
APPLICATION REFERENCE 2022/3320/P BY THE LONDON BOROUGH OF CAMDEN**

On behalf of the appellant, Dome Assets Ltd, I write to submit a planning appeal against the non-determination of planning application reference 2022/3320/P by the London Borough of Camden for the following development at 51-52 Tottenham Court Road, London, W1T 2EQ:

“Change of use from office (E(g)(i)) to 3 No. residential dwellings (C3) on the 1st, 2nd and 3rd floors, with associated refuse and cycle storage and external alterations to involve increase in height of the existing ground floor extension and replacement of existing first floor rear extension, installation of new shopfront and amalgamation of retail units into a single ground floor retail unit.”

The planning application was submitted on the 29th July 2022 and confirmation of the validation of the application was received from the Council on 20th October 2022. A copy of the validation notification is provided as part of the appeal submission (appendix 1). The Council’s website lists the date of validation as the 20th October 2022, with a target date of the 10th November 2022, as shown below.

Dates	
Received	03-08-2022
Registered	20-10-2022
First Site Notice	26-10-2022
Valid	03-08-2022
Consultation Expiry	10-11-2022
Validated	20-10-2022
Target Date	10-11-2022
Consultation Expiry Date	10-11-2022
Decision Expiry	
Date of First Consultation	20-10-2022

The full justification for the proposals is fully detailed within the application submission documents, which demonstrate compliance with planning policy. During the determination period, a revised layout plan has been provided to the Council to respond to concerns raised, whilst detailed responses to concerns on other matters

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have also been provided. This revised plan and response to comments are provided as part of the appeal submission (appendix 2).

I trust this is sufficient information to register and validate the appeal submission and I look forward to receiving your written confirmation in due course. Should you require any further information, please do not hesitate to contact me at any time using the details at the head of this letter.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Joe Oakden".

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd