

Application ref: 2023/2828/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 15 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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:

Units 160 - 162
Tottenham Court Road
London
W1T 7NL

Proposal:

Installation of new shopfront windows and doors at units 160/160a and 162. Installation of new doors and canopy at unit 161.

Drawing Nos: 140-TWA-XX-XX-DR-AX-00005, 140-TWA-XX-XX-DR-AX-00010, 140-TWA-XX-XX-DR-AX-01000, 140-TWA-XX-XX-DR-AX-07000, 140-TWA-XX-XX-DR-AX-10000 rev P2, 140-TWA-XX-XX-DR-AX-17000 rev P2, 140-TWA-XX-XX-DR-AX-17005 rev P2, 140-TWA-XX-XX-DR-AX-17006 rev P2, Heritage Statement, Planning 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:

140-TWA-XX-XX-DR-AX-00005, 140-TWA-XX-XX-DR-AX-00010, 140-TWA-XX-XX-DR-AX-01000, 140-TWA-XX-XX-DR-AX-07000, 140-TWA-XX-XX-DR-AX-10000 rev P2, 140-TWA-XX-XX-DR-AX-17000 rev P2, 140-TWA-XX-XX-DR-AX-17005 rev P2, 140-TWA-XX-XX-DR-AX-17006 rev P2, Heritage Statement, Planning 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 proposal includes the replacement of the existing shopfronts at units 160/160a and 162 with new modern aluminium and glazed shopfronts and doors. At unit 161, the existing double doors are proposed to be replaced with new matching metal double doors, and a replacement canopy clad in pressed aluminium with rounded edging installed. The design and materiality of the new shopfront windows, doors, and canopy will match those of adjacent units and the host building and is thus considered acceptable. Further, the proposals are considered to enhance the character of the host building, 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.

One response received from the Charlotte Street Association citing an objection to the loss of the original 'stepped' entrance profile at unit 161, and concerns with the proposed new glazed shopfront windows at high level being

dark infill panels. The proposal has since been amended with the 'stepped' entrance profile retained at unit 161 and the new glazed shopfronts high level panels being fully clear glazed. The Charlotte Street Association has since withdrawn their objection. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer