

Application ref: 2023/1468/P
Contact: Matthew Dempsey
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Date: 25 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

CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

Proposal:

Alteration to office frontage and installation of mosaic tile icons to curved walls along Beaumont Place East

Drawing Nos: Site Location Plan 20024-AL [00]_001 P02, [00]_101 P01, [00]_200 P02, [00]_201 P02, [24]_200 P01. [21]_210 P02, [00]_210 P02, [00]_211 P02, [00]_212 P01, [24]_210 P03, AA [91] 404 P01.

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: Site Location Plan 20024-AL [00]_001 P02, [00]_101 P01, [00]_200 P02, [00]_201 P02, [24]_200 P01, [21]_210 P02, [00]_210 P02, [00]_211 P02, [00]_212 P01, [24]_210 P03, AA [91] 404 P01.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed scheme is considered acceptable in terms of scale, design and materials and will preserve the character and appearance of the host building, wider streetscape and nearby conservation areas.

The majority of works proposed, including the installation of new doors and windows to the office entrance on Tottenham Court Road, have been approved under the application reference 2021/4823/P dated 24/06/2022; and, remain acceptable here with the addition of mosaic tiles to the curved walls along Beaumont Place; and, the associated Advertisement Consent ref. 2023/1931/A submitted alongside this application.

The mosaic tiles are designed to provide motifs indicating appropriate users of both vehicular and pedestrian/ cycle entrances to the rear. The design cues for these motifs have been taken from design style concepts of the host building and are considered acceptable at this location.

Given the nature of the works proposed, it is not considered to impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections were received prior to the determination of the application, and the site's planning history was taken into account when coming to this decision.

As such, the proposed development, as revised, is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 4 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.

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



Daniel Pope
Chief Planning Officer