

Application ref: 2023/3481/L  
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Date: 17 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Iceni Projects  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**64 Tottenham Court Road**  
**London**  
**Camden**  
**W1T 2ET**

Proposal: Various works including repainting of external shopfront; replacement of existing awning; internal fit out works at ground floor level including removal of selected partitions; installation of new partitions.

Drawing Nos: Covering Letter (prepared by Iceni); Design Statement (prepared by Harrison); Heritage Statement (prepared by Iceni); Ceiling Methodology Memo (prepared by Iceni); 5382/00/B; 5382/01/A; 5382/02/C; 5382/03/D; 5382/04/B; 5382/05-1/F; 5382/05-2/B; 5382/05-3/\*.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Covering Letter (prepared by Icenii); Design Statement (prepared by Harrison); Heritage Statement (prepared by Icenii); Ceiling Methodology Memo (prepared by Icenii); 5382/00/B; 5382/01/A; 5382/02/C; 5382/03/D; 5382/04/B; 5382/05-1/F; 5382/05-2/B; 5382/05-3/\*.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal relates to a retail unit at ground and basement level that is part of a Grade II listed building located within the Charlotte Street Conservation Area. The listed building is located at the junction of Tottenham Court Road and Goodge Street, and the proposal involves the reordering of modern internal partitions at ground level, as well as some minor works to the shopfront, including repainting and new signage, which is covered by an associated application for advertisement consent, ref. 2023/3499/A.

The proposed works are considered acceptable and appropriate to the listed building; the internal reconfiguration would not involve the removal of any fabric of significance, and the interior of the shop appears to be devoid of historic material, potentially as a result of the refurbishment pursued by previous occupants. It was noted as part of a site visit that a wall of brick slips and the suspended ceiling were to be removed - any historic fabric exposed by this should be retained. Following on from the site visit, the applicant submitted a ceiling methodology that establishes principles in relation to the removal of the suspended ceiling and resultant works. This has been reviewed by the Council's Conservation Officer, who has considered it to be acceptable. The external change in colour would not cause any harm to the shopfront and the existing traditional canvas awning structure is to be retained, albeit with replaced canvas. Given that the awnings would be retained and not replaced, planning permission is not required for this change. The works proposed are not considered to cause harm to the listed building in terms of its architectural design, plan form, or historic fabric. Therefore, the proposal is considered to preserve the significance of the listed building.

The Charlotte Street Association initially objected to the proposal due to the proposed signage to the shopfront. However, this was due to a misunderstanding regarding the drawings and assumption that more projecting signage was being proposed at the chamfered corner, which is not proposed.

Following this being explained to the Charlotte Street Association, the group withdrew their objection. No other objections were received. The site's planning history has been taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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).
- 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.
- 5 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](http://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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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