

Application ref: 2023/4332/P  
Contact: Matthew Dempsey  
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Date: 18 January 2024

**Development Management**  
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CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Maple House**  
**149 Tottenham Court Road**  
**London**  
**W1T 7NF**

Proposal:

Details of residential exclusion zone fencing as required by condition 5 of 2021/6225/P dated 07/06/2023 for; Replacement glazing to lift lobby, external courtyard landscaping with erection of 2 pavilions, and PV panel array to roof.

Drawing Nos: Site Location Plan 001 P02, 061-SK50. Cover Letter (CBRE 10/10/2023).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 5 of the approved scheme requires details of the residential exclusion zone barrier fence to be provided for approval by the Local Planning Authority in accordance with policies A1 and A4 of the Local Plan 2017, which seek to manage the impact of development to protect residential amenity, and to ensure that noise and vibration from development is controlled and managed.

The applicant has submitted a detailed drawing to demonstrate the position, foundation and materials employed for the purposes of creating the required exclusion zone. The submitted details have been reviewed by Council Officers and are considered satisfactory to discharge condition 5.

No objections were received prior to the determination of this application. The full impacts of the proposals have been considered during the assessment of the original application ref: 2021/6225/P.

As such the submitted details are considered sufficient to protect neighbouring residential amenity and manage noise in accordance with the requirement of policies A1 and A4 of the Local Plan 2017.

- 2 You are advised that all conditions of the original application ref: 2021/6225/P dated 07/06/2023 which require details to be submitted have now been discharged.

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