

Matthew Dempsey
London Borough of Camden
5 Pancras Square
London
N1C 4AG

1st February 2024

Planning Portal Reference: PP-12751482

Dear Matthew,

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

Background

On behalf of our client, Lazari Properties 7 Limited, please find enclosed an application request for the following development:

Installation of a x2 gates located in the north east and south west corners of the internal podium courtyard and replacement of existing access door with a fixed window within the south facing courtyard elevation.

In support of this application, please find enclosed the following documentation:

- 20024B_AL_[00]_001 – Site Location Plan
- 20024B_AL_[00]_203 - Existing Courtyard South Elevation
- 20024B_AL_[00]_213 - Proposed Courtyard South Elevation
- 061-100 Rev P03 – GA Plan
- 061-SK060 Rev P02 – Security Gates Setting Out
- 061-SK063 Rev P00 – Security Gates in Context

Site and Surroundings

Maple House is an island site surrounded by Tottenham Court Road to the west, Beaumont Place to the north and east and Grafton Way to the south. The Site is arranged over four principal buildings around the perimeter of the block with a large central courtyard at first floor level.

Block A (the western block fronting onto Tottenham Court Road) and Block B (the northern block fronting Beaumont Place) are in office use at upper levels with retail and active uses fronting Tottenham Court Road at ground floor level. The southern block along Grafton Way is in residential use, whilst the eastern block contains a mixture of residential use and UCLH functions.

Fitzroy Square Conservation Area is located to the west of the Site on the opposite side of Tottenham Court Road and Bloomsbury Conservation Area is located to the south of Grafton Way. The Site is not located within a Conservation Area and is not listed or locally listed.

The building was designed by Sir Richard Seifert & Partners, and completed in 1976. The building is one of Seifert's lesser known works and was built for furniture empire Maple's. It is understood that the Council

consider Maple House to make a positive contribution to the area. However, the building is not a designated or non-designated heritage asset.

Planning History

The building was completed in 1976 although the original planning application details are not available on Camden’s online planning register. Since this time there have been numerous applications for minor works, including a change of use of the upper floors from the building’s previous showroom/retail use to office, in addition to signage applications, and other works of a minor nature.

CBRE have recently secured planning permission on behalf of Lazari for the following works:

| LPA REFERENCE | DESCRIPTION OF DEVELOPMENT | DETERMINATION DATE |
|---------------|--|-------------------------|
| 2021/4823/P | Alterations to office entrance with associated external alterations at ground floor. | Approved: 24/06/2022 |
| 2021/6225/P | Replacement of glazing to lift lobby, external courtyard landscaping with two pavilions, and PV panels on roof | Approved: 07/06/2023 |
| 2022/1362/P | Alterations to the rear vehicular entrance comprising a separate pedestrian and cycle entrance from Beaumont Place. | Approved: 12/10/2022 |
| 2023/1468/P | Alteration to office frontage and installation of mosaic tile icons to curved walls along Beaumont Place East. <i>Associated Advertisement Consent secured under LPA Ref: 2023/1931/A</i> | Approved: 25/09/2023 |

Site Designations

The Site is subject to the following planning designations:

- Central Activities Zone;
- Central London Area;
- Tottenham Court Road Central London Frontage (Primary);
- Fitzrovia Action Plan Area;
- Crossrail 2 Safeguarding Area; and
- London View Management Framework (LVMF) strategic viewing corridor from Parliament Hill Oak Tree to the Palace of Westminster (View 2B.1).

Design

Policy D1 of the Camden Local Plan seeks to secure high quality design in development. This includes a requirement to ensure that it is secure and designed to minimise crime and antisocial behaviour;

The proposed gates are located in two locations, both within the courtyard at podium (first floor) level. One in the north east corner of the site, facing east, and the other in the south-west corner of the site, facing south. The gates are being installed to complete the perimeter boundary to the courtyard, providing security for the space. The gates are not visible from public views, due to the height they are located at, and set back from the perimeter.

The presence of the gates is discreet, and not visible from street level. The additional security offered by the gates will comply with Policy D1 of the Camden Local Plan.

The application also proposes the replacement of an existing access door with a fixed window within the south facing courtyard elevation. The appearance will remain the same, utilising an anodised aluminium frame, in keeping with the host building. The replacement fixed window will comply with Policy D1 of the Camden Local Plan.

Conclusion

The installation of the gates at podium level will contribute to the continued longevity of the building. And the replacement fixed window will maintain the appearance of the host building. Overall, it is considered the proposals are compliant with the Development Plan and should be approved accordingly.

Please note that a payment of £234 (in addition to the £64.00 service charge) to cover the application fee has been made. We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact me.

Yours faithfully



Adam Garcia MRTPI | Associate Director
CBRE Ltd | UK Development – Planning

For and on behalf of Lazari Investments