

Application ref: 2023/5050/P
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Date: 26 April 2024

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:

Installation of replacement windows and doors at levels 1, 2 and 3 of the Beaumont Place (North) and Tottenham Court Road (West) facades.

Drawing Nos: PL01 20024B_AL_[00]_200 Existing West Elevation, PL01 20024B_AL_[00]_201 Existing North Elevation PL01, 20024B_AL_[00]_210 Proposed West Elevation PLO1, 20024B_AL_[00]_211 Proposed North Elevation PLO1, 20024B_AA_[21]_300 Proposed LO1 Block A Glazing Details PLO1, 20024B_AA_[21]_301 Proposed L02 Block A Glazing Details PL01, 20024B_AA_[21]_302 Proposed L02 Block B Glazing Details PL01, 20024B_AA_[21]_303 Proposed LO3 Block A & B Door Detail PLO1

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:

PL01 20024B_AL_[00]_200 Existing West Elevation, PL01 20024B_AL_[00]_201 Existing North Elevation PL01, 20024B_AL_[00]_210 Proposed West Elevation PLO1, 20024B_AL_[00]_211 Proposed North Elevation PLO1, 20024B_AA_[21]_300 Proposed LO1 Block A Glazing Details PLO1, 20024B_AA_[21]_301 Proposed LO2 Block A Glazing Details PL01, 20024B_AA_[21]_302 Proposed LO2 Block B Glazing Details PL01, 20024B_AA_[21]_303 Proposed LO3 Block A & B Door Detail PLO1

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 Fitzroy Square Conservation Area is located west of the site on the opposite side of Tottenham Court Road, and the Bloomsbury Conservation Area is 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 the furniture empire Maple.

The windows identified for replacement are in poor repair. The replacement windows will improve the building's thermal performance. In terms of appearance, the replacement windows will be double-glazed casement windows with a natural anodised frame to match the existing ones. New door openings will be introduced on the north and west made from anodised frames. Overall, the alterations to the apertures are in keeping with the original style of the building and would preserve the character and appearance of nearby conservation areas.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the nearby conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 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 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).

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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer