

The Heal's Building 196 Tottenham Court Road



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Site Photos



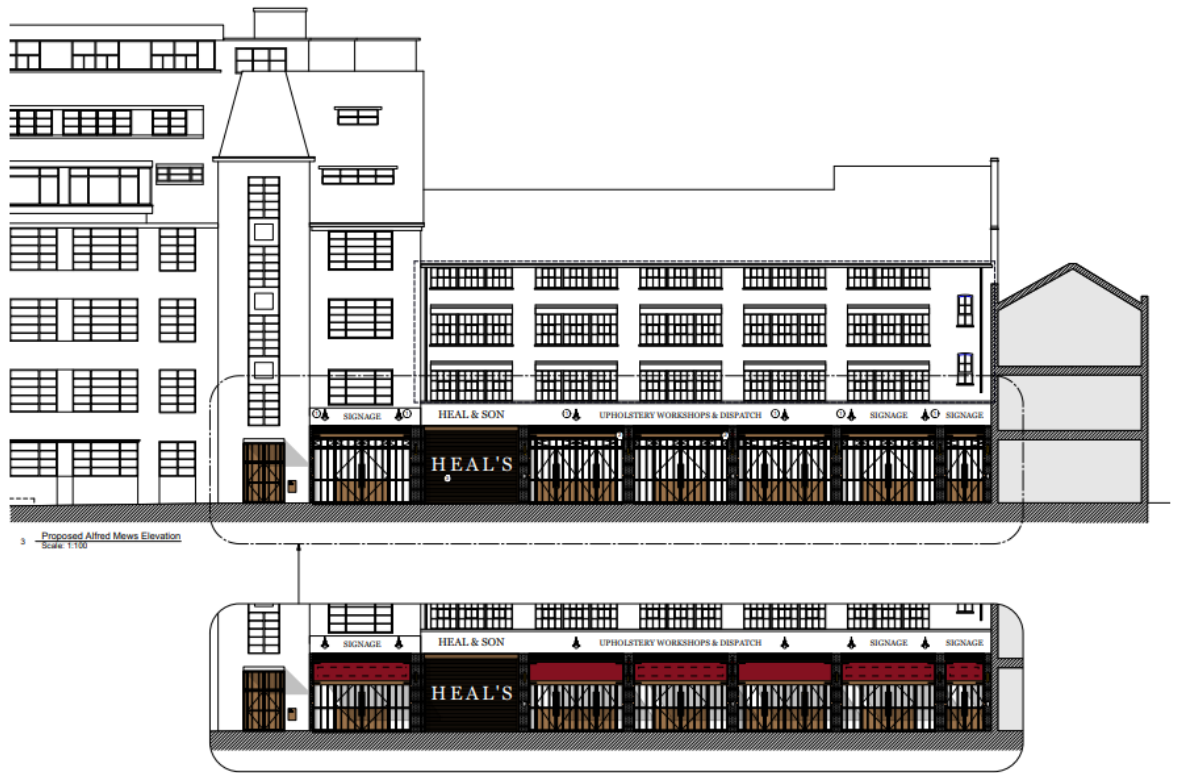
1. Aerial view of the Heal's Building



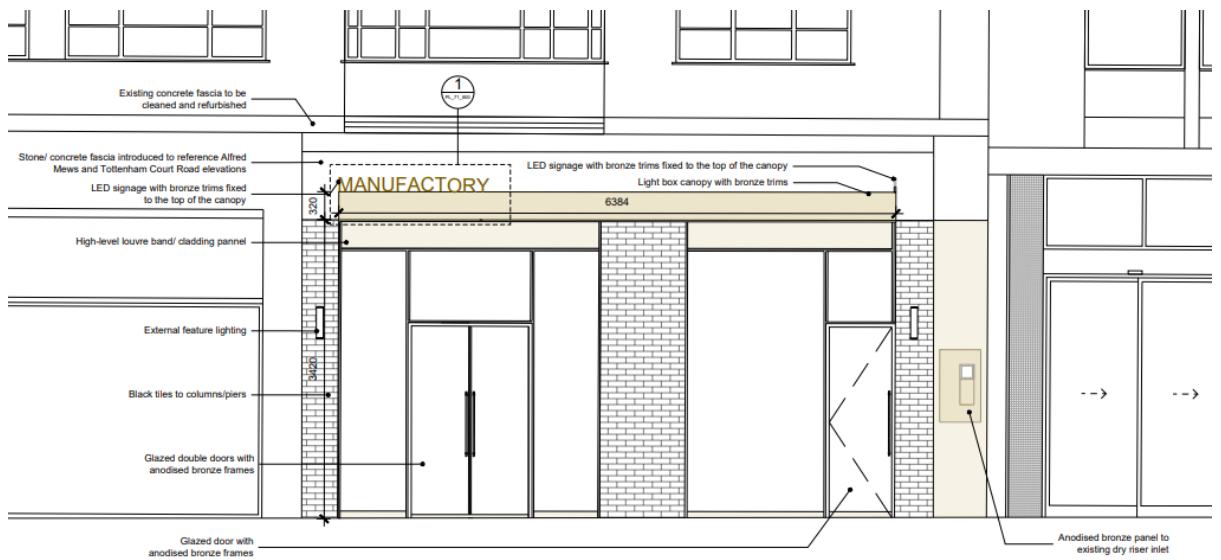
2. Existing elevation on Torrington Place



3. Existing Alfred Mews elevation



4. Proposed Alfred Mews elevation



5. Proposed Torrington Place elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	i) 28/11/2023 ii) 24/11/2023 iii) 28/11/2023
		N/A / attached	Consultation Expiry Date:	i) 09/03/2024 ii) 12/11/2023 iii) 09/03/2024
Officer			Application Number(s)	
Edward Hodgson			i) 2023/4170/P ii) 2023/4117/L iii) 2023/4289/A	
Application Address			Drawing Numbers	
The Heals Building 196 Tottenham Court Road London W1T 7LQ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>i) Replacement of existing external cladding, refurbishment of the existing concrete fascia, installation of new metal framed glazing, replacement of the existing projecting canopy with a lightbox canopy, installation of external feature lighting, and replacement of existing paving with new marble/ stone paving on Torrington Place; Installation of 6no. new swan-neck light fittings to Alfred Mew. Demolition of existing rear projection and erection of a two storey rear extension, upward extension to improve access to existing roof, other minor external works and internal alterations.</p> <p>ii) Removal and replacement of the existing external cladding, refurbishment of existing concrete fascia, installation of new metal framed glazing, replacement of existing projecting canopy with a lightbox canopy, installation of external feature lighting, and replacement of existing paving with new marble/ stone paving and installation of associated LED entrance signage to Torrington Place; Installation of 6no. new swan-neck light fittings and 2no. new hanging signs to Alfred Mews; and installation of an internal DDA platform lift between fifth and sixth floor levels</p> <p>iii) Display of 2no. internally illuminated signs to entrance canopy on Torrington Place; 2no. non-illuminated hanging signs and 1no. hand-painted sign on loading bay on Alfred Mews</p>				
Recommendation(s):		i) Grant Conditional Planning Permission ii) Grant Listed Building Consent iii) Grant Advertisement Consent		
Application Types:		i) Full Planning Permission ii) Listed Building Consent iii) Advertisement Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	Press Notice: published 19/10/2023, expired 12/11/2023 Site Notice: displayed 11/10/2023, expired 04/11/2023 <ul style="list-style-type: none"> No responses from neighbouring occupiers were received. The Bloomsbury CAAC responded with 'no comments'. 			
Charlotte Street Association:	An objection was received by the Charlotte Street Association. Concerns arising from the objection are summarised below: <ul style="list-style-type: none"> Removal of black tiles on Torrington Place and replacement with stone fascia Brightness of the LED canopy affecting neighbours Officer's Response: <ul style="list-style-type: none"> <i>Design and heritage impacts of the proposed development are assessed in Section 3 below.</i> <i>Amenity impacts, including the proposed use of the roof, removal of planting and impact from construction works, are assessed in Section 4 below.</i> 			

Site Description

The Heal's Building site consists of a number of buildings dating from the early 20th century. It is mixed commercial building (Class E) which is bound by Tottenham Court Road to the west, Alfred Mews to the south and Torrington Place to the north and was original to the premises of Heal and Son Ltd.

The building is Grade II* listed and makes a positive contribution to the Bloomsbury Conservation Area.

Relevant History

2022/2084/P - Alterations to Alfred Mews facade, including removal and replacement of roller shutters and installation of new entrance doors and retractable awnings on ground floor. **Granted – 16/08/2023**

2022/2089/L - Refurbishment and external alterations to Alfred Mews facade, including removal and replacement of roller shutters, installation of fenestration, new entrance doors, retractable awnings and associated internal refurbishment works including erection of new stair, removal of partitions and floors, and installation of new facilities. **Granted – 17/08/2023**

2022/2462/P - Removal of existing metal canopy and existing roller shutter to entrance on Tottenham Court Road elevation and replacement with bronze framed sliding doors bordered by stone pilasters. Installation of bronze 'Heal's' lettering within paving in front of entrance. Formation or matching 'Heal's'

lettering to stone fascia on Torrington Place. **Granted - 22/12/2022**

2022/2465/L - Refurbishment and external alterations to ground floor Tottenham Court Road and Torrington Place elevations including removal of existing metal canopy, refurbishment of Portland stone façade, installation of new signage, engraving in pavement and installation of new glazed doors. **Granted - 22/12/2022**

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

D4 Advertisements

Camden Planning Guidance

Amenity CPG (2021)

Design CPG (2021)

Adverts CPG (2018)

Bloomsbury Conservation Area Statement (2011)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. The applications propose various works to both the Torrington Place and Alfred Mews elevations. On Torrington Place, it is proposed to install new bronze framed doors, the replacement of the existing entrance canopy with associated LED signage, and new marble paving.
- 1.2. On the Alfred Mews elevation, it is proposed to install 6no swan-neck light fixtures at first floor level as well as 2no non-illuminated hanging signs and 1no. hand painted sign on an existing loading bay.
- 1.3. Further internal alterations are also proposed as part of the listed building consent application which includes the installation of an internal accessibility platform lift between sixth and fifth floors.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - i) Design and Heritage
 - ii) Amenity

3. Design and Heritage

- 3.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This

policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.

3.2. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation and enhancement of the character and appearance of conservation areas, and the preservation and enhancement of listed buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Torrington Place:

3.3. The works to the Torrington Place elevation largely involve the replacement of the existing canopy with associated signage, new black surrounding tiles, new stone fascia, new marble paving, new light fixtures and new bronze framed doors.

3.4. The introduction of black tiling and stone fascia around the entrance is considered to be acceptable and picks up on the Art Deco style of this part of the building and is thus appropriate. The simpler, large pane design with bronze-finished metalwork would be sympathetic to the appearance of the elevation and would be in keeping with the finishes allowed across other elevations of the building (see planning history).

3.5. The proposed canopy also picks up on the interwar character of the building and would not be an overly dominant feature on the elevation. It would be of a similar scale and size as the existing canopy. The associated LED signage is considered acceptable in this location given the appearance of the canopy which is more contemporary. The signage would not dominate the elevation nor the canopy structure. The illumination would be limited to 100cd/m² which would not overly bright within the streetscene, especially in the hours of darkness.

3.6. The new marble paving to the entrance is considered acceptable and the details submitted indicate that it would be of sufficient quality. The new light fixtures either side of the entrance doors would be minor additions that would not detract from the appearance of the building. Likewise, a new bronze panel to the side of the doors would not harm the appearance of the elevation.

3.7. The works to the Torrington Place elevation are considered acceptable, especially considering the existing design is out-of-keeping with the existing building.

Alfred Mews:

3.8. The works to Alfred Mews largely consist of the installation of 6no swan-neck light fixtures, the display of 2no hanging signs and a hand painted sign on the remaining loading bay.

3.9. The swan-neck light fixtures are understood to be historic to this elevation and were present in the 1930s. The fixtures would not dominate the elevation given their size and scale and would be sufficiently spaced out. They would be sympathetic additions to the building and would improve the lighting along the mews which would enhance the experience of this space. Given their height and limited projection, they would not interfere with traffic movement along the mews. As such, the light fixtures are acceptable.

3.10. The two new hanging signs would be subordinate to the elevation and located at fascia level which is appropriate. They would be non-illuminated and would enhance the wayfinding down the mews. Given their siting and projection, they would not interfere with traffic

movement along the mews. In addition, the hand painted advert spelling out 'Heal's' on the loading bay door would not detract from the overall appearance of the elevation.

Internal Works:

- 3.11. The proposed enclosed platform lift linking the fifth and sixth floors would be installed in an area of the building where the floor structure does not constitute historic fabric. The design at the upper level would be freestanding and highly visible within the open plan office space. Details of the design have been submitted and are considered to be acceptable and appropriate to the space.
- 3.12. The new lift would also help to improve circulation within the building and improve the access which is welcomed.
- 3.13. The Council's Conservation Officer has been consulted on these proposals and is supportive of them.
- 3.14. The proposed works are therefore considered subordinate in scale to the existing property and would not adversely affect its special listed character or appearance. The historic character and significance of the Bloomsbury Conservation Area would be preserved.
- 3.15. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and listed building, under s.72, s.66 and s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.16. Overall, the proposed works would be of a high-quality design and would not be harmful to the character or appearance of the listed host building, street scene or the Bloomsbury Conservation Area, in accordance with the requirements of policies D1, D2 and D4 of the London Borough of Camden Local Plan 2017.

4. Amenity

- 4.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour.
- 4.2. The proposed works to Torrington Place involve the replacement of the canopy lightbox which contains downlighting and the display of LED signage, as well as two new light fixtures either side of the entrance doors. The signage would be limited to 100cd/m², and a condition is attached to the decision notice to limit the luminance from the canopy lightbox and light fixture to 100cd/m² to ensure that excessive light pollution does not result from the additional lighting. In addition, the condition would ensure that the brightness is dimmed during hours of darkness. The nearest residential occupiers are located at Gordon Mansions on other side of Torrington Place. Given the distance to these properties, and the limiting of the luminance levels, it is considered that the proposals would not adversely impact on the amenity of neighbouring occupiers.
- 4.3. The new swanneck lights on Alfred Mews would be limited to 100cdm/2. In addition, there are no residential occupiers within the vicinity of the mews and so there would not be an adverse impact on any nearby occupiers. In addition, the swanneck fixtures are intended to illuminate downwards to prevent spill upwards to upper windows.
- 4.4. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposal and it would be in accordance with Policy A1 of the Camden Local Plan 2017.

5. Recommendation

5.1. i) Grant conditional planning permission

5.2. ii) Grant conditional listed building consent

5.3. iii) Grant conditional advertisement consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd^h April 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/4289/A
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 16 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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
The Heals Building
196 Tottenham Court Road
London
W1T 7LQ

DECISION

Proposal:

Display of 2no. internally illuminated signs to entrance canopy on Torrington Place; 2no. non-illuminated hanging signs and 1no. hand-painted sign on loading bay on Alfred Mews

Drawing Nos: 1215_ED-02_Ex-PL1, 1215_ED-02-PL1, 1215_ED-03_Ex-PL1, 1215_GE-03_Ex-PL1, 1215_ED-03-PL1, 1215-GE-03-PL1, 5456_PL_00_100_01, 5456_PL_200_01, 5456_PL_00_300_01, 5456_PL_00_400_01, 5456_PL_00_420_01, 5456_PL_01_100_01, 5456_PL_01_200_01, 5456_PL_01_300_01, 5456_PL_01_400_01, 5456_PL_01_420_01, 5456_PL_12_100_01, 5456_PL_12_200_01, 5456_PL_12_300_01, 5456_PL_12_400_01, 5456_PL_12_420_01, 5456_PL_71_600_01, Heritage Statement, Design and Access Statement, 12_15_ED_06_PL2, 12_15_ED_05_PL2, 12_15_ED_02_PL2,

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

1

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 in regard to your rights of appeal at:

<https://www.gov.uk/appeal-householder-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

DRAFT

DECISION

Application ref: 2023/4117/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 16 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Heals Building
196 Tottenham Court Road
London
W1T 7LQ

DECISION

Proposal:

Removal and replacement of the existing external cladding, refurbishment of existing concrete fascia, installation of new metal framed glazing, replacement of existing projecting canopy with a lightbox canopy, installation of external feature lighting, and replacement of existing paving with new marble/ stone paving and installation of associated LED entrance signage to Torrington Place; Installation of 6no. new swan-neck light fittings and 2no. new hanging signs to Alfred Mews; and installation of an internal DDA platform lift between fifth and sixth floor levels

Drawing Nos: 03_Ex-PL1, 1215_ED-03-PL1, 1215-GE-03-PL1, 5456_PL_00_100_01, 5456_PL_200_01, 5456_PL_00_300_01, 5456_PL_00_400_01, 5456_PL_00_420_01, 5456_PL_01_100_01, 5456_PL_01_200_01, 5456_PL_01_300_01, 5456_PL_01_400_01, 5456_PL_01_420_01, 5456_PL_12_100_01, 5456_PL_12_200_01, 5456_PL_12_300_01, 5456_PL_12_400_01, 5456_PL_12_420_01, 5456_PL_71_600_01, Heritage Statement, Design and Access Statement, 1215_ED-06-PL2, 1215_ED-05-PL2, 1215_ED-02-PL2, 5456_PL_00_425_01, Paving Spec Porcelain Stone, 5456_PL_00423_01, 5456_00_421_0, 5456_PL_00_422_01, 5456_PL_00_424_01, Feature Lighting Spec, GRC Facing Spec, Tiles Specifications Brochure Eco Glazed Brick Slips, Platform Lift Specifications opt100,-techspec, Platform Lift Brochure -Optimum-100-leaflet

The Council has considered your application and decided to grant 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:

03_Ex-PL1, 1215_ED-03-PL1, 1215-GE-03-PL1, 5456_PL_00_100_01, 5456_PL_200_01, 5456_PL_00_300_01, 5456_PL_00_400_01, 5456_PL_00_420_01, 5456_PL_01_100_01, 5456_PL_01_200_01, 5456_PL_01_300_01, 5456_PL_01_400_01, 5456_PL_01_420_01, 5456_PL_12_100_01, 5456_PL_12_200_01, 5456_PL_12_300_01, 5456_PL_12_400_01, 5456_PL_12_420_01, 5456_PL_71_600_01, Heritage Statement, Design and Access Statement, 1215_ED-06-PL2, 1215_ED-05-PL2, 1215_ED-02-PL2, 5456_PL_00_425_01, Paving Spec Porcelain Stone, 5456_PL_00423_01, 5456_00_421_0, 5456_PL_00_422_01, 5456_PL_00_424_01, Feature Lighting Spec, GRC Facing Spec, Tiles Specifications Brochure Eco Glazed Brick Slips, Platform Lift Specifications opt100,-techspec, Platform Lift Brochure -Optimum-100-leaflet

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 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.

- 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.

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

Yours faithfully

Chief Planning Officer

Application ref: 2023/4170/P
Contact: Edward Hodgson
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Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Heals Building
196 Tottenham Court Road
London
W1T 7LQ

DECISION

Proposal:

Replacement of existing external cladding, refurbishment of the existing concrete fascia, installation of new metal framed glazing, replacement of the existing projecting canopy with a lightbox canopy, installation of external feature lighting, and replacement of existing paving with new marble/ stone paving on Torrington Place; Installation of 6no. new swan-neck light fittings to Alfred Mews

Drawing Nos: 1215_ED-02_Ex-PL1, 1215_ED-02-PL1, 1215_ED-03_Ex-PL1, 1215_GE-03_Ex-PL1, 1215_ED-03-PL1, 1215-GE-03-PL1, 5456_PL_00_100_01, 5456_PL_200_01, 5456_PL_00_300_01, 5456_PL_00_400_01, 5456_PL_00_420_01, 5456_PL_01_100_01, 5456_PL_01_200_01, 5456_PL_01_300_01, 5456_PL_01_400_01, 5456_PL_01_420_01, 5456_PL_12_100_01, 5456_PL_12_200_01, 5456_PL_12_300_01, 5456_PL_12_400_01, 5456_PL_12_420_01, 5456_PL_71_600_01, Heritage Statement, Design and Access Statement, 1215_ED-06-PL2, 1215_ED-05-PL2, 1215_ED-02-PL2, 5456_PL_00_425_01, Paving Spec Porcelain Stone, 5456_PL_00423_01, 5456_00_421_0, 5456_PL_00_422_01, 5456_PL_00_424_01, Feature Lighting Spec, GRC Facing Spec, Tiles Specifications Brochure Eco Glazed Brick Slips, Platform Lift Specifications opt100,-techspec, Platform Lift Brochure -Optimum-100-leaflet

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:

03_Ex-PL1, 1215_ED-03-PL1, 1215-GE-03-PL1, 5456_PL_00_100_01, 5456_PL_200_01, 5456_PL_00_300_01, 5456_PL_00_400_01, 5456_PL_00_420_01, 5456_PL_01_100_01, 5456_PL_01_200_01, 5456_PL_01_300_01, 5456_PL_01_400_01, 5456_PL_01_420_01, 5456_PL_12_100_01, 5456_PL_12_200_01, 5456_PL_12_300_01, 5456_PL_12_400_01, 5456_PL_12_420_01, 5456_PL_71_600_01, Heritage Statement, Design and Access Statement, 1215_ED-06-PL2, 1215_ED-05-PL2, 1215_ED-02-PL2, 5456_PL_00_425_01, Paving Spec Porcelain Stone, 5456_PL_00423_01, 5456_00_421_0, 5456_PL_00_422_01, 5456_PL_00_424_01, Feature Lighting Spec, GRC Facing Spec, Tiles Specifications Brochure Eco Glazed Brick Slips, Platform Lift Specifications opt100,-techspec, Platform Lift Brochure -Optimum-100-leaflet

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.

- 4 The illuminance levels from the canopy lightbox and light fixtures hereby approved shall not exceed more than 150cd/m² during daylight hours and 100cd/m² during hours of darkness.

Reason: To safeguard the amenity of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

DECISION

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>.

Yours faithfully

Chief Planning Officer