

Application ref: 2024/0431/P
Contact: Obote Hope
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Date: 1 May 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 a x2 gates located in the north east and south west corners of the internal podium courtyard and replacement of the existing window with new door.

Drawing Nos: 20024B_AL_(00)_213; 20024B_AL_(00)_203; 20024B_AL_(00)_001;
061_SK063_P00; 061_100_P03_GA REVP03; 061_SK60_P02;

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: 20024B_AL_(00)_213; 20024B_AL_(00)_203; 20024B_AL_(00)_001; 061_SK063_P00; 061_100_P03_GA REVP03 and 061_SK60_P02.

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The proposed 2 x security gates located in the northeast and southwest corners of the internal podium courtyard shall only be access for maintenance purposes and shall not be used as access to the terrace areas nor additional terrace areas.

Reason: In order to prevent unreasonable noise disturbance with the neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The host building is surrounded by Tottenham Court Road to the west, Beaumont Place to the north and east and Grafton Way to the south, which 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 commercial use fronting Tottenham Court Road at ground floor level. However, the southern block along Grafton Way is in residential use, whilst the eastern block of Maples House contains a mixture of residential use and UCLH functions.

Planning permission was granted in 2023 for the "Replacement glazing to lift lobby, external courtyard landscaping with erection of 2 pavilions, and PV panel array to roof." (2021/6225/P) therefore, the principle of the landscaping and use of the courtyard has already been considered. In this application, approval is sought for the installation of x 2 gates located in the northeast and southwest corners of the internal podium courtyard and replacement of the existing window with new door. The proposed gates are located in two locations, both within the courtyard at podium (first floor) level. One of the gates would be located in the northeast corner of the site, facing east, and the other in the southwest corner of the site, facing south. The gates are being installed to complete the perimeter boundary to the courtyard, providing security for the

space and the agent confirmed that the gates would be used for maintenance purposes. They would not interfere with the main access route. These routes are maintenance routes and currently do not provide access into the courtyard, they are out of view from the courtyard area itself and therefore the principle of the gates in this location is accepted.

No objection is raised for the replacement of the existing door with window to the south facing courtyard at first floor level. The design and appearance of the proposed opening would remain the same, therefore the proposed window would utilize the anodized aluminium frame which would preserve the appearance of the host building. The proposed perimeter gates and window replacement would not be visible from public areas, given their height, settings and set back from the public domain, and would at least preserve the design and appearance of the host building and the wider area.

Comments were received from Charlotte Street Resident Association requiring confirmation that the proposed new gate and access to the Internal Courtyard is being provided to enable access for the office tenants and their staff to use the proposed enclosed area as a terrace. There are a number of applications being considered on this site, and their response referred to them all. However, the agent confirmed that the proposed gates would be installed for security reasons and would only provide access to the enclosed areas for maintenance purposes. Accordingly, a condition is attached to ensure that the proposal would not create access to the additional roof terrace space which could contribute to noise and disturbance to any of the flats that overlook this space. The Residents Association also asked for a condition to be attached to any permission limiting the time the terraces could be used. As previously mentioned, the courtyard is existing and alterations to the courtyard were approved in 2023. This application is for gates and is not related to any additional nor new areas of terrace therefore it is not considered necessary to include such a condition.

Given the nature and setting of the works the proposal would not have a detrimental impact with daylight/sunlight, the proposal would not have any harmful impact with privacy nor would the works contribute to noise disturbance.

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

- 2 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).
- 3 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.

- 4 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:

<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 of the signatory.

Daniel Pope
Chief Planning Officer