

Application ref: 2023/5313/P
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Date: 13 May 2024

Development Management
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London Borough of Camden
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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)

Full Planning Permission Granted

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

Proposal:

Enhancements to Beaumont Place ground floor elevation, basement car park entrance, and the conversion of flat roof areas at Levels 1 and 3 to landscaped terraces.

Drawing Nos: (Prefix 20024B_AL_[00]_) 001 rev 01, 200 rev 01, 201 rev 01, 202 rev 01, 210 rev 01, 211 rev 01, 212 rev 01, 302 rev 01, 303 rev 01, 362 rev 01, 363 rev 01; (Prefix 20024B_AA_[21]_) 230 rev 01, 231 rev 01, 232 rev 01, 233 rev 01, 234 rev 01, 235 rev 01, 236 rev 01, 237 rev 01, 240 rev 01, 241 rev 01, 242 rev 01, 243 rev 01, 244 rev 01, 245 rev 01, 246 rev 01, 247 rev 01, 250 rev 01, 251 rev 01, 252 rev 01; (Prefix 20024B_AL_[22]_) 200 rev 01, 210 rev 01, 211 rev 01, 214 rev 01; (Prefix 20024B_AA_[27]_) 320 rev 01, 330 rev 01, 331 rev 01; (Prefix 20024B_AA_[34]_) 210 rev 01, 211 rev 01, 212 rev 01, 400 rev 01, 401 rev 01; (Prefix 20024B_AL_[35]_) 132 rev 01; (Prefix 20024B_AL_[91]_) 100 rev 01, 101 rev 01, 110 rev 01, 111 rev 01; (Prefix 20024B_AA_[91]_) 400 rev 01; (Prefix PTL908) c03, p04, p05, e01 rev A; 078-100 rev 03, 078-101 rev 03, 078-103 rev 02, 078-200 rev 02, 078-201 rev 02; Design and Access Statement (prepared by Gibson Thornley, dated December 2023), Design and Access Statement - External Lighting (prepared by Pritchard Themis, dated December 2023)

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:

(Prefix 20024B_AL_[00]) 001 rev 01, 200 rev 01, 201 rev 01, 202 rev 01, 210 rev 01, 211 rev 01, 212 rev 01, 302 rev 01, 303 rev 01, 362 rev 01, 363 rev 01; (Prefix 20024B_AA_[21]) 230 rev 01, 231 rev 01, 232 rev 01, 233 rev 01, 234 rev 01, 235 rev 01, 236 rev 01, 237 rev 01, 240 rev 01, 241 rev 01, 242 rev 01, 243 rev 01, 244 rev 01, 245 rev 01, 246 rev 01, 247 rev 01, 250 rev 01, 251 rev 01, 252 rev 01; (Prefix 20024B_AL_[22]) 200 rev 01, 210 rev 01, 211 rev 01, 214 rev 01; (Prefix 20024B_AA_[27]) 320 rev 01, 330 rev 01, 331 rev 01; (Prefix 20024B_AA_[34]) 210 rev 01, 211 rev 01, 212 rev 01, 400 rev 01, 401 rev 01; (Prefix 20024B_AL_[35]) 132 rev 01; (Prefix 20024B_AL_[91]) 100 rev 01, 101 rev 01, 110 rev 01, 111 rev 01; (Prefix 20024B_AA_[91]) 400 rev 01; (Prefix PTL908) c03, p04, p05, e01 rev A; 078-100 rev 03, 078-101 rev 03, 078-103 rev 02, 078-200 rev 02, 078-201 rev 02; Design and Access Statement (prepared by Gibson Thornley, dated December 2023), Design and Access Statement - External Lighting (prepared by Pritchard Themis, dated December 2023)

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 terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed roof terraces will be located at levels 01 and 03 along the front (west) elevation on Tottenham Court Road, as well as at level 03 along the side (north) elevation on Beaumont Place. Each terrace will include the installation of glazed balustrades with brushed aluminium detailing, which is considered acceptable in design and materiality given the modern design of the host building. The balustrades are not considered to unduly harm the character of the building, nor that of the wider area. Each of the terraces will feature a combination of planting, planter boxes, seating, and galvanised steel decking, offering outdoor amenity area for office tenants of Blocks A (fronting Tottenham Court Road) and B (fronting the north side of Beaumont Place). These works are not considered to harm the character of the host building, nor that of the wider area, and will soften the appearance of the stone-clad building with the addition of landscaping, while also offering additional biodiversity on the site.

Works to the north and east elevations at ground floor level include replacement of existing louvres with black PPC louvres, replacement of existing external service doors with new glazed black PPC doors, replacement of existing louvred doors with black PPC louvred doors, and replacement of existing aluminium framed windows with new black PPC aluminium windows. These works are considered acceptable in design and materiality, as the replacement features will be of a matching design and in a colour and material which complements the host building. Works to the car park entrance along the rear (east) elevation include installation of natural anodised aluminium sliding garage doors and pedestrian access door. These are considered acceptable and will match the design intent of the host building, further complementing the works as a whole.

The terraces are not considered to create any impacts on neighbouring amenity as they will not have any outlook to any residential properties on Tottenham Court Road or Beaumont Place. Noise impacts will also be limited, as Blocks A and B are fully in office use, with no residential windows facing those elevations. Due to the nature of the office use, it is anticipated that the terraces will mainly be utilised during weekday working hours, thus lessening any potential noise or overlooking concerns. In order to mitigate against any potential amenity impacts from the use of the terraces, a condition is added limiting the use of the terrace to 08.00 to 20.00, Monday through Friday.

Comments were received from the Charlotte Street Association, citing concerns with disturbance the proposed terraces would have on existing residential occupiers of Maple House. The proposed terraces are located on Blocks A and B, which are fully in office use. Thus, the proposed terraces will not have any impact on the amenity of neighbouring residential occupiers of Maple House. No further responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer