

Application ref: 2024/1965/P
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Date: 30 August 2024

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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)

Grant of Non-Material Amendments to planning permission

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

Proposal: Variation of Condition 4 (hours of use of the terraces) of Planning Permission ref 2023/5313/P dated 13/05/2024 for 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: 20024B_AL_[00]_001 rev 01, Cover letter dated 17th May 2024 by CBRE.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purpose of this decision, condition 4 of planning 2023/5313/P dated 13/05/2024, shall be replaced with the following condition:

The terraces use hereby permitted shall not be carried out outside the following times 08.00 to 21.30. 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.

Non-material amendment to the wording of condition 4 attached to planning permission 2023/5313/P dated 13/05/2024, in relation to the hours of use of the external terraces serving the offices within Maple House. Use of the terraces has already been approved under the existing permission, and this amendment seeks to extend them, thereby aligning the hours of use with those approved for the other external terrace to the building on Tottenham Court Road under 2024/0581/P dated 20/06/2024.

Block B, of which the terrace is a part, is fully in office use, with the closest residents being located on Grafton Way. An objection was received from the Charlotte Street Association, in regard to potential noise disturbance to existing residential occupiers of Maple House, which has since been withdrawn on the understanding that the residential properties are not in close proximity. Given the specific circumstances and distance with residential properties, in the context of the development the change is not considered to have a material amenity impact.

Overall, the proposed changes are considered negligible and would not affect neighbour amenity; as such it is considered the proposal can be regarded as a non-material variation of the approved scheme. The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2023/5313/P dated 13/05/2024.

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You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 13th May 2024 under reference number 2023/5313/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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