

Application ref: 2024/3115/P
Contact: Henry Yeung
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Date: 5 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

MGPM
Tanfield Tye
West Hanningfield
Essex
CM2 8UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
158-159
Tottenham Court Road
London
W1T 7NH

Proposal: Replacement of the existing shopfront including signage.

Drawing Nos: site location plan; 3409/PL/01 (Existing Plans); 3409/PL/02 (Proposed Plans); 3409/PL/03 (Proposed Signage Details); Design and Access Statement

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: site location plan; 3409/PL/01 (Existing Plans); 3409/PL/02 (Proposed Plans); 3409/PL/03 (Proposed Signage Details); Design and

Access Statement

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application relates to the commercial unit at the ground level of 158 Tottenham Court Road. Permission is sought to install a replacement shopfront to the unit. A new false column will be added to the left-hand side of the entrance to mirror the existing one on the right, along with the installation of frameless glass doors and an overhead glass panel. The shopfront will have new window frames without the existing transoms and mullions, and the remainder will be rendered and painted Coal Grey to match the fascia panel.

The existing shopfront is not historic and the work would match the appearance of the existing shopfront, with fenestration and materials that align with the rest of the front façade. The proposed new glazed entrance door with patch fixings would be in same dimension as the existing appearance, which is in accordance with Camden's planning guidance on design, and the replacement of window frames largely resemble the existing shopfront and is typical of many shopfronts in the area, and the alterations would not significantly affect its character or the wider streetscape. The proposal would have no overall harmful increase in terms of the blocking of the shop windows. There is an associated application for advertisement consent at the application site, which can be found under reference 2024/3702/A.

Due to the nature of the works, it is not expected that there would be any significant or harmful impacts on amenity, including with regards to light availability, privacy, or noise. The proposed shopfront over the existing inset area would not extend into the highway, and there would be no doors opening out that could impact pedestrian access.

As the application relates to a shopfront alteration application, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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.

As such, the proposed development is in general accordance with Policies A1, D1, D2, D3, and D4 of the London Borough of 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 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 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



Daniel Pope
Chief Planning Officer