

Application ref: 2024/3190/P
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Date: 12 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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Vivendi Architects LTD
Unit 3, 37 High Street
London
N14 6LD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Queens House
180-182 Tottenham Court Road
London
Camden
W1T 7PD

Proposal:

Replacement of the existing offices entrance with steel strip and glazed panel above with a new bronze frame glazed door with glazed side panel and a new stone surround with a vertically ribbed bronze over-panel incorporating site name

Drawing Nos: Design & Access Statement and Conservation Area Assessment, 2020-P03-01 Rev P1, 2020-E01-01 Rev P1, 2020-E03-01 Rev P1.

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: Design & Access Statement and Conservation Area Assessment, 2020-P03-01 Rev P1, 2020-E01-01 Rev P1, 2020-E03-01 Rev P1.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting planning permission:

The application property is a six-storey commercial building with retail to ground floor and offices above. The proposal is for works to the entrance to the offices. The works comprise the replacement of the existing glazed entrance door and side light, removal of the existing metal feature panel across the stair half landing and glazed panel above, to be replaced with a new bronze frame glazed door with glazed side panel, the removal of the stair landing edge on the street facade to be replaced with a bronze framed window and the installation of a new stone surround with a vertically ribbed bronze over-panel incorporating site name. The building is not listed but is within the Bloomsbury conservation area.

The building is currently rendered at ground floor with brick above in a modernist style. The current access has a glazed door with stainless steel bar over, level with the internal half-landing and a glazed panel above with the number of the building on. The door is surrounded by white render.

The new door will also be glazed with a bronze frame with a bronze bar over the door. A new glazed panel with the number of the building on will be over this and above this a vertically ribbed bronze-coloured metal panel with the name of the building on to match the other bronze details in the entrance. A new stone clad frame will be installed surrounding the new entrance.

It is considered that due to its location and the design and palette of materials that the proposal would result in the enhancement of the character and appearance of the ground floor of the building and the wider Conservation Area.

By virtue of their nature and location, the proposals are acceptable in amenity terms. No adjoining occupiers or users will be affected in amenity terms.

No neighbour objections were received prior to the determination of the application. Bloomsbury CAAC were consulted but provided no comments.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development

also accords with the Bloomsbury Conservation Area Appraisal and Management Strategy 2011, 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 2021.

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 in the upper left corner of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer