

Application ref: 2024/4077/P
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Date: 11 November 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: Replacement of the existing soffit and lighting to main ground floor entrance and replacement of existing signage adjacent to office entrance.

Drawing Nos: LOCATION PLAN MH647-MSL-XX-XXX-DR-A-PL000, EXISTING GROUND FLOOR REFLECTED CEILING PLAN MH647-MSL-XX-XXX-DR-A-PL010, EXISTING WEST ELEVATION MH647-MSL-XX-XXX-DR-A-PL020, EXISTING NORTH ELEVATION MH647-MSL-XX-XXX-DR-A-PL021, EXISTING SIGNAGE & SOFFIT DRAWINGS MH647-MSL-XX-XXX-DR-A-PL030, PROPOSED SIGNAGE & SOFFIT DRAWINGS MH647-MSL-XX-XXX-DR-A-PL130 rev PL02, PROPOSED NORTH ELEVATION MH647-MSL-XX-XXX-DR-A-PL121 rev PL02, PROPOSED WEST ELEVATION MH647-MSL-XX-XXX-DR-A-PL120 rev PL02, PROPOSED GROUND FLOOR REFLECTED CEILING PLAN MH647-MSL-XX-XXX-DR-A-PL110 rev PL02, DESIGN & ACCESS STATEMENT by MoreySmith dated 18th September 2024.

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: LOCATION PLAN MH647-MSL-XX-XXX-DR-A-PL000, EXISTING GROUND FLOOR REFLECTED CEILING PLAN MH647-MSL-XX-XXX-DR-A-PL010, EXISTING WEST ELEVATION MH647-MSL-XX-XXX-DR-A-PL020, EXISTING NORTH ELEVATION MH647-MSL-XX-XXX-DR-A-PL021, EXISTING SIGNAGE & SOFFIT DRAWINGS MH647-MSL-XX-XXX-DR-A-PL030, PROPOSED SIGNAGE & SOFFIT DRAWINGS MH647-MSL-XX-XXX-DR-A-PL130 rev PL02, PROPOSED NORTH ELEVATION MH647-MSL-XX-XXX-DR-A-PL121 rev PL02, PROPOSED WEST ELEVATION MH647-MSL-XX-XXX-DR-A-PL120 rev PL02, PROPOSED GROUND FLOOR REFLECTED CEILING PLAN MH647-MSL-XX-XXX-DR-A-PL110 rev PL02, DESIGN & ACCESS STATEMENT by MoreySmith dated 18th September 2024.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal regards the office entrance to the north-western corner of the property near the junction of Tottenham Court Road and Beaumont Place. The works would replace the existing building name signage on the western and northern facades and replace the soffit lighting above the pavement on Tottenham Court Road. The works are designed to highlight the office entrance and improve its visibility. The property is not within a Conservation Area, but it sits adjacent to the Fitzroy Square Conservation Area on the other side of Tottenham Court Road.

The new lettering would be very similar in size to the existing and similar in placement. The lettering would be of dark grey metal finish and would be backlit. The new lightbox soffit would be a patterned perforated mesh. A previous revision would have projected signage further out over the pavement which has been subsequently revised in response to highways concerns.

The Council's Transport Officer has reviewed the proposal and is satisfied that now the projecting element has been removed there would not be any negative highways impacts.

Due to the nature of the works proposed, no material harm to in terms of loss of light, noise, privacy or outlook to the amenity of surrounding properties is expected.

No objections have been received prior to making this decision and the site's planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policies A1 and D1 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 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 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).
- 5 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer