

Application ref: 2024/1971/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
51-52 Tottenham Court Road
London
W1T 2EQ

Proposal:

Change of use from office (E(g)(i)) to 3 No. residential dwellings (C3) on the 1st, 2nd and 3rd floors, with associated refuse and cycle storage and external alterations to involve increase in height of the existing ground floor extension and replacement of existing first floor rear extension, installation of new shopfront and amalgamation of retail units into a single ground floor retail unit.

Drawing Nos: Site Location Plan, Cover Letter 10 May 2024, GHA-XX-XX-DR-A-0001 Rev P02, GHA-XX-00-DR-A-0211 Rev P02, GHA-XX-01-DR-A-0212 Rev P02, GHA-XX-02-DR-A-0213 Rev P02, GHA-XX-03-DR-A-0214 Rev P02, GHA-XX-00-RF-DR-A-0215 Rev P02, GHA-XX-B1-DR-A-0210 Rev P02, GHA-XX-AA-DR-A-0230 Rev P02, GHA-XX-BB-DR-A-0231 Rev P02, GHA-XX-CC-DR-A-0232 Rev P02, GHA-XX-DD-DR-A-0233 Rev P02, GHA-XX-XX-DR-A-0250 Rev P02, GHA-XX-00-DR-A-0311 Rev P02, GHA-XX-01-DR-A-0312 Rev P02, GHA-XX-02-DR-A-0313 Rev P02, GHA-XX-03-DR-A-0314 Rev P02, GHA-XX-RF-DR-A-0313 Rev P02, GHA-XX-B1-DR-A-0310 Rev P02, GHA-XX-AA-DR-A-0330 Rev P02, GHA-XX-BB-DR-A-0331 Rev P02, GHA-XX-CC-DR-A-0332 Rev P02, GHA-XX-DD-DR-A-0333 Rev P02, GHA-XX-XX-DR-A-0350 Rev P02, GHA-XX-00-DR-A-2011 Rev P02, GHA-XX-01-DR-A-2012 Rev P04, GHA-XX-02-DR-A-2013 Rev P03, GHA-XX-03-DR-A-2014 Rev P03, GHA-XX-RF-DR-A-2015 Rev P03, GHA-XX-B1-DR-A-2010 Rev P02, GHA-XX-AA-DR-A-2030 Rev P02, GHA-XX-BB-DR-A-2031 Rev P02, GHA-XX-CC-DR-A-2032 Rev P02, GHA-XX-DD-DR-A-2033 Rev P02, GHA-XX-XX-DR-A-2050 Rev P02, Design and Access Statement

April 2024, Marketing Letter July 2022, Marketing Report August 2022.

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, Cover Letter 10 May 2024, GHA-XX-XX-DR-A-0001 Rev P02, GHA-XX-00-DR-A-0211 Rev P02, GHA-XX-01-DR-A-0212 Rev P02, GHA-XX-02-DR-A-0213 Rev P02, GHA-XX-03-DR-A-0214 Rev P02, GHA-XX-00-RF-DR-A-0215 Rev P02, GHA-XX-B1-DR-A-0210 Rev P02, GHA-XX-AA-DR-A-0230 Rev P02, GHA-XX-BB-DR-A-0231 Rev P02, GHA-XX-CC-DR-A-0232 Rev P02, GHA-XX-DD-DR-A-0233 Rev P02, GHA-XX-XX-DR-A-0250 Rev P02, GHA-XX-00-DR-A-0311 Rev P02, GHA-XX-01-DR-A-0312 Rev P02, GHA-XX-02-DR-A-0313 Rev P02, GHA-XX-03-DR-A-0314 Rev P02, GHA-XX-RF-DR-A-0313 Rev P02, GHA-XX-B1-DR-A-0310 Rev P02, GHA-XX-AA-DR-A-0330 Rev P02, GHA-XX-BB-DR-A-0331 Rev P02, GHA-XX-CC-DR-A-0332 Rev P02, GHA-XX-DD-DR-A-0333 Rev P02, GHA-XX-XX-DR-A-0350 Rev P02, GHA-XX-00-DR-A-2011 Rev P02, GHA-XX-01-DR-A-2012 Rev P04, GHA-XX-02-DR-A-2013 Rev P03, GHA-XX-03-DR-A-2014 Rev P03, GHA-XX-RF-DR-A-2015 Rev P03, GHA-XX-B1-DR-A-2010 Rev P02, GHA-XX-AA-DR-A-2030 Rev P02, GHA-XX-BB-DR-A-2031 Rev P02, GHA-XX-CC-DR-A-2032 Rev P02, GHA-XX-DD-DR-A-2033 Rev P02, GHA-XX-XX-DR-A-2050 Rev P02, Design and Access Statement April 2024, Marketing Letter July 2022, Marketing Report August 2022.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development, full details of the proposed roof terrace on No.52 Tottenham Court Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring

premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 The 4 cycle parking spaces shown on the ground floor plan in two tier racks shall be installed. The approved facility shall thereafter be provided in their entirety prior to the first occupation of any part of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 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.

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



Daniel Pope
Chief Planning Officer