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19th May 2025

PP-13977159

Dear Sir/Madam,

APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO PLANNING PERMISSION 2024/0581/P

Maple House, 149 Tottenham Court Road, London, W1T 7NF

On behalf of our client, Lazari Properties 7 Limited, (hereafter 'the applicant') we write with respect to proposals regarding Maple House, 149 Tottenham Court Road, London, W1T 7NF (hereafter 'the site'). Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of Planning Permission 2024/0581/P, dated 20th June 2024. The Planning Portal reference is PP-13977159.

The Site

Maple House is an island site surrounded by Tottenham Court Road to the west, Beaumont Place to the north and east and Grafton Way to the south. The Site is arranged over four principal buildings around the perimeter of the block with a large central courtyard at first floor level.

Block A (the western block fronting onto Tottenham Court Road) and Block B (the northern block fronting Beaumont Place) are in office use at upper levels with retail and active uses fronting Tottenham Court Road at ground floor level. The southern block along Grafton Way is in residential use, whilst the eastern block contains a mixture of residential use and UCLH functions.

The Site is not located within a Conservation Area and is not listed or locally listed. Fitzroy Square Conservation Area is located to the west of the Site on the opposite side of Tottenham Court Road and Bloomsbury Conservation Area is located to the south of Grafton Way.

Planning History

In 2024, planning permission was granted for the repurposing of the caretakers flat to provide additional office space, whilst rationalising some of the plant equipment located on the roof. Full planning permission (ref. 2024/0581/P) was granted for the following development:

Conversion of caretaker's flat, plant room, and other ancillary space at Level 08 within Block A (Tottenham Court Road facing building) to provide additional office space with a terrace, and rationalisation of the plant equipment to roof space of Block B (Beaumont Place facing building) including installation of new plant enclosure.

The decision notice for this permission includes six no. planning conditions, and this permission has been implemented.

There have been several relevant planning applications made by the applicant in recent years, set out below.

LPA Reference	Description of Development	Decision Type/Date
TBC	Alterations to the Tottenham Court Road facing ground floor canopy soffit, comprising lighting and cladding upgrades.	(Application submitted 24 th April 2025 and awaiting Validation
2024/4126/A	Replacement of existing signage to office entrance.	Permitted: 24/09/2024
2024/4077/P	Replacement of the existing soffit and lighting to main ground floor entrance and replacement of existing signage adjacent to office entrance.	Permitted: 24/09/2024
2023/5313/P	Enhancements to Beaumont Place ground floor elevation, basement car park entrance, and the conversion of flat roof areas at Levels 1 and 3 to landscape terraces.	Permitted: 18/01/2024
2021/4823/P	Alterations to office entrance with associated external alterations at ground floor.	Permitted: 24/06/2022
2022/1362/P	Alterations to the rear vehicular entrance comprising a separate pedestrian and cycle entrance from Beaumont Place.	Permitted: 12/10/2022
2021/6225/P	Replacement glazing to lift lobby, external courtyard landscaping with erection of 2 pavilions, and PV panel array to roof.	Permitted: 29/03/2022

Proposed Amendments

This application seeks to make amendments to Condition 2 of Planning Permission 2024/0581/P. The proposed description of development is as follows:

Variation of Condition 2 (to allow amendments to the parameter plans involving design amendments to the north and east elevation of the 7th floor and the east and west elevation of the 8th floor) of planning permission granted 20th June 2024 (2024/0581/P) for the Conversion of caretaker's flat, plant room, and other ancillary space at Level 08 within Block A (Tottenham Court Road facing building) to provide additional office space with a terrace, and rationalisation of the plant equipment to roof space of Block B (Beaumont Place facing building) including installation of new plant enclosure.

The proposed changes are as follows:

- Block A 8th Floor Terrace West Elevation (facing onto Tottenham Court Road): Alterations to the existing window and door openings on terrace level to dormer-shaped windows and door openings, with some on the bays incorporating bi-folding doors and the introduction of planting in between bays located on the 8th floor terrace, west elevation;
- Block A 8th Floor East Elevation (facing into the internal courtyard): Replacement of existing windows and rationalisation of window type, whilst changing windows to the stair core to include

an Automatic Vent System and the introduction of a full height louvre to incorporate plant to the kitchen window on the 8th floor courtyard east elevation; and

- Block B 7th Floor North Elevation: Alterations to two windows to conceal pipework behind solid PPC, whilst installing new acoustic plant screen to the house condenser plant.

The reasons for the changes and how these amendments are to be captured is detailed below.

Condition 2

The current wording of Condition 2 is as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 20024B_AL_(00)_001, 107, 108, 109, 137, 138, 139, 200, 201, 203, 205, 210, 211, 213, 215, 304, 364; PTL908p06, 078-104, 078-202; Design & Access Statement, Maple House Phase 2, Noise survey and plant noise assessment, Lighting Equipment Specification, Visual Assessment Note, Low or Zero Carbon Technology Feasibility Report.

To capture the proposed amendments, the approved drawings on the decision notice are required to be updated.

The approved drawings (as amended by LPA ref: 2024/0581/P) are proposed to be updated to reflect the proposed amendments. The below table provides details of the drawings that have been submitted alongside this application along with which plans are to be superseded with the relevant updates:

Approved Plans/ Documents	Amended Plans	Author
N/A	Cover Letter	CBRE
N/A	Minor Material Amendment Design Summary	Morey Smith
Site Location Plan (20024B_AL_(00)_001)	Site Location Plan (MH647-MSL-XX-XXX-DR-A-PL000)	Morey Smith
Block B Roof Plan Existing (20024B_AL_(00)_107)	Existing Block B Roof Plan (20024B-AL-00-107 (Rev 01))	Gibson Thornley
Block A 8 th Floor Plan Existing (20024B_AL_(00)_108)	Existing 8 th Floor Plan (MH647-MSL-XX-ZZ-DR-A-PL008)	Morey Smith
Block A Roof Plan Existing (20024B_AL_(00)_109)	N/A	N/A
Block B Roof Plan Proposed (20024B_AL_(00)_137)	Proposed Block B Roof Plan (20024B-AL-00-137 (Rev 02))	Gibson Thornley
Block A 8 th Floor Plan Proposed (20024B_AL_(00)_138)	Proposed 8 th Floor Plan (MH647-MSL-XX-ZZ-DR-A-PL208)	Morey Smith
Block A Roof Plan Proposed (20024B_AL_(00)_139)	N/A	N/A
West Elevation Existing (20024B_AL_(00)_200)	Existing West Elevation (MH647-MSL-XX-ZZ-DR-A-PL020)	Morey Smith

<i>North Elevation Existing</i> (20024B_AL_(00)_201)	Existing North Elevation – Beaumont Place (MH647-MSL-XX-ZZ-DR-A-PL021)	Morey Smith
<i>South Courtyard Elevation Existing</i> (20024B_AL_(00)_203)	Existing South Courtyard Elevation (20024B-AL-00-203 (Rev 01))	Gibson Thornley
<i>East Courtyard Elevation Existing</i> (20024B_AL_(00)_205)	Existing East Elevation – Courtyard (MH647-MSL-XX-ZZ-DR-A-PL022)	Morey Smith
<i>West Elevation Proposed</i> (20024B_AL_(00)_210)	Proposed West Elevation – Tottenham Court Road (8 th Floor Dormers) (MH647-MSL-XX-ZZ-DR-A-PL220)	Morey Smith
<i>North Elevation Proposed</i> (20024B_AL_(00)_211)	Proposed North Elevation – Beaumont Place (MH647-MSL-XX-ZZ-DR-A-PL221)	Morey Smith
<i>South Courtyard Elevation Proposed</i> (20024B_AL_(00)_213)	Proposed South Courtyard Elevation (20024B-AL-00-213 (Rev 02))	Gibson Thornley
<i>East Courtyard Elevation Proposed</i> (20024B_AL_(00)_215)	Proposed East Elevation – Courtyard (MH647-MSL-XX-ZZ-DR-A-PL222)	Morey Smith
<i>Eighth Floor Terrace and Roof Section Existing</i> (20024B_AL_(00)_304)	N/A	N/A
<i>Eighth Floor Terrace and Roof Section Proposed</i> (20024B_AL_(00)_364)	N/A	N/A
N/A	Existing Section A-A (MH647-MSL-XX-ZZ-DR-A-PL010)	Morey Smith
N/A	Proposed Section A-A (MH647-MSL-XX-ZZ-DR-A-PL210)	Morey Smith
N/A	Proposed East Elevation – Courtyard Window Types (MH647-MSL-XX-ZZ-DR-A-PL250)	Morey Smith
N/A	Existing 9 th Floor Plan (MH647-MSL-XX-ZZ-DR-A-PL009)	Morey Smith
N/A	Proposed 9 th Floor Plan (MH647-MSL-XX-ZZ-DR-A-PL209)	Morey Smith

Design

Policy D1 of the Camden Local Plan seeks to secure high quality design in development. This includes a requirement to ensure that development respects local context, preserves the historic environment, and positively contributes to street frontages. Furthermore, high quality landscape design, including greening, is encouraged.

Within the previous permission (ref. 2024/0581/P), the principle of a terrace to Level 8 was approved. This application seeks to enhance this through replacing of the current windows along the west elevation with

dormer extensions and bi-folding doors, enhancing the internal office space on the 8th floor and improving the external finish of the west elevation. Planting is proposed to be incorporated between each of the bays to enhance greening.

On the eastern side of Level 8, the current windows are to be rationalised to provide consistency in the window type, creating a uniform design and improving this elevation of Block A. A proportion of the windows on this elevation are to be replaced with full height louvre windows to the plant and kitchen area, introducing a transom on the upper plane of the window and increased transom at the lower pane.

Level 08 is accessed via the two main stair cores that serve Block A of Maple House. The windows present at the top of the stair core are to be replaced with windows that include an Automatic Vent System facing onto Beaumont Place.

The proposals will seek the installation of a new condenser plant to the roof of Block B, along with a new solid acoustic plant screen to be installed to all sides to house the condenser plant and minimise the potential visual impact from Beaumont Place (north and east). This screen will be made of PPC in the colour RAL9008. To conceal the pipework within the enclosure from view within the Block A stair core, two existing windows are to be replaced with a solid PPC panel in the colour RAL9006. For the condenser plants to be installed, 12 PV panels along with the existing BMU cradle and track are to be removed. The current guarding system is also to be repositioned for also allow the condenser plant to be installed.

Overall, the proposed works are considered to remain at the highest quality of design, improving the overall appearance of the building which, in tandem with the other works that have taken place to date, will ensure the longevity of the building.

Amenity

Policy A1 of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours, through granting permission for development unless it causes unacceptable harm to amenity.

Overlooking

Within the previously consented scheme (ref. 2024/0581/P), it was not considered that any amenity issues would arise from the proposals. The proposed dormer extensions to Level 08 with the installation of a mixture of fully glazed windows and bi-folding doors will replace the current original windows. Tottenham Court Road is a busy thoroughfare and the building is set a considerable distance away from the buildings opposite by way of the road’s width. Please refer to the drawings and Design Summary for further details.

Summary

This application under Section 73 of the Town and Country Planning Act 1990 seeks to vary Condition 2 of Planning Permission 2024/0581/P. The proposed amendments, as detailed above, have been assessed against all relevant policy, and it is demonstrated that the proposals do align with all levels of planning policy, and present a marked improvement on the current extant permission. The proposals will improve the exterior design of Maple House through the rationalisation of window types and addition of dormer extensions to the 8th floor.

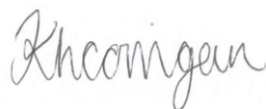
The following documents have been submitted to support this application:

Document Name	Document Number	Author
Cover Letter/Planning Statement	N/A dated 12th May 2025	CBRE

Application Form	N/A	CBRE
Minor Material Amendment Design Summary	N/A	Morey Smith
Site Location Plan	MH647-MSL-XX-XXX-DR-A-PL000	Morey Smith
Existing Plans	MH647-MSL-XX-ZZ-DR-A-PL010 – Existing Section A-A MH647-MSL-XX-ZZ-DR-A-PL020 – Existing West Elevation MH647-MSL-XX-ZZ-DR-A-PL022 – Existing East Elevation – Courtyard MH647-MSL-XX-ZZ-DR-A-PL021 – Existing North Elevation – Beaumont Place MH647-MSL-XX-ZZ-DR-A-PL008 – Existing 8 th Floor Plan MH647-MSL-XX-ZZ-DR-A-PL009 – Existing 9 th Floor Plan 20024B-AL-00-203 (Rev 01) – Existing South Courtyard Elevation 20024B-AL-00-107 (Rev 01) – Existing Block B Roof Plan	Various as above
Proposed Plans	MH647-MSL-XX-ZZ-DR-A-PL208 – Proposed 8 th Floor Plan MH647-MSL-XX-ZZ-DR-A-20009 – Proposed 9 th Floor Plan MH647-MSL-XX-ZZ-DR-A-PL222 – Proposed East Elevation – Courtyard MH647-MSL-XX-ZZ-DR-A-PL250 – Proposed East Elevation – Courtyard Window Types MH647-MSL-XX-ZZ-DR-A-PL221 – Proposed North Elevation – Beaumont Place MH647-MSL-XX-ZZ-DR-A-PL220 – Proposed West Elevation – Tottenham Court Road (8 th Floor Dormers) 20024B-AL-00-213 (Rev 02) - Proposed South Courtyard Elevation 20024B-AL-00-137 (Rev 02) – Proposed Block B Roof Plan MH647-MSL-XX-ZZ-DR-A-PL210) – Proposed Section A-A	Various as above

Therefore, we consider the proposals are compliant with the Development Plan and should be approved accordingly. Please note that a payment of £671 (including the £85 service charge) to cover the application fee has been made. We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact me or my colleague Adam Garcia (adam.garcia@cbre.com).

Yours faithfully



Katrina Corrigan

MRTPI | Planner

CBRE Ltd | UK Development – Planning

