

25.05.2025

Camden Council
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam,

Re: A Full Planning Application for the Replacement of the Existing Single-Glazed Crittall Windows with New Double-Glazed Crittall Windows to Match the Existing Windows at:

Address: 180-182 Tottenham Court Road, London W1T 7PD

Please find enclosed a Full Planning Application package for the above address for your attention.

The package includes:

- A copy of the Planning Application form
- The application fee paid online for the total amount of £383.00 (*including £85.00 of Planning Portal Fee*)
- A copy of the Design & Access Statement
- A completed and signed CIL form
- A Window Survey Report for 180 Tottenham Court Road, London, by Cladtech Associates Limited, Ref.: 5977-CTA-ZZ-ZZ-RP-0001
- A complete set of drawings enclosed with the application forms:
 - 2074-E01-01 O.S. Map, Block Plan & Photographs
 - 2074-E02-01 Existing & Proposed Floor Plans (Typical)
 - 2074-E03-01 Existing Elevations 1 & 2 (Front & Rear Elevations)
 - 2074-E03-02 Existing Elevations 3 & 4 (Courtyard Elevations)
 - 2074-E03-03 Existing Elevations 5 & 6 (Side Elevations)
 - 2074-P03-01 Proposed Elevations 1 & 2 (Front & Rear Elevations)
 - 2074-P03-02 Proposed Elevations 3 & 4 (Courtyard Elevations)
 - 2074-P03-03 Proposed Elevations 5 & 6 (Side Elevations)
 - 2074-DT04-01 Window Details - Sheet 1
 - 2074-DT04-02 Window Details - Sheet 2
 - 2074-DT04-03 Window Details - Sheet 3

180-182 Tottenham Court Road is a mixed-use building close to Oxford Street, containing a shop on the ground floor and offices on the upper floors. The surrounding area consists of similar commercial properties.

The property is within the Bloomsbury Conservation Area. While the building itself is not listed, it is mentioned in the "Bloomsbury Conservation Area Appraisal and Management Strategy" as a "Positive Contributor".



In terms of finishes, the building's front façade is finished in white render on ground floor and brown brickwork on the upper floors. Apart from a pediment-like ornament over the vertical group of windows on the left side of the façade, it lacks other decorative elements. The rear facades around the light atriums on 1st to 4th floor are finished in white glazed brickwork (towards Queen's Yard) or brown brickwork, painted white in some places. The south-eastern side façade towards 183 Tottenham Court Road exhibits a decorative brick feature along its corners.

This application applies to the windows on the 1st to 4th floors only. Additionally, there is one window over the ground floor rear door to be replaced. The original windows are single-glazed white painted metal-framed windows.

The existing single-glazed windows expose the interior spaces to noise and temperature variations. The new double-glazed windows will help alleviate this. The proposal includes 100 single-glazed metal-framed windows which are to be replaced with double-glazed metal-framed windows to match the existing ones, painted black.

All proposed works incorporate metal-framed windows of a similar appearance and layout, thereby preserving and enhancing the original appearance of the building and being sympathetic to the area.

Please note that doors / windows on the existing ground floor of the building are not part of this application, with the exception of one window on the rear elevation above the rear entrance door, which is included.

Based on the drawings and documents included in this application, we consider this proposal to be suitable with regards to the relationship to the neighbouring properties and we consider this proposal not to be detrimental to the street scene or over-development of the site.

We trust the application is in satisfactory order and you will consider this for approval.

Please do not hesitate to contact me should you have any queries.

Yours Sincerely

George Kythreotis

CC. Applicant