

James Wickham
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AYApplication Ref: **2012/2232/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

30 January 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Central Cross 18 - 30 Tottenham Court Road
1 Stephen Street
2 Stephen Street,
London
W1T 1BL**

Proposal:

Extension of retail units and cinema entrance at 18-30 Tottenham Court Road by infilling of double-height arcade, new shopfronts with canopy above; part change of use of ground floor, mezzanine and basement to flexible retail/ food and drink (Class A1 and/or Class A3) and associated works.

Drawing Nos: Planning Statement by Gerald Eve 10 April 2012; Transport Statement by TTP Consulting April 2012; Central Cross Retail Facade Design Studies Addendum to Design & Access Statement (09.07.12); Response to Camden's Review by TTP Consulting dated 2 July 2012; Drawings: 1917.PL.001, 002, 003, 004, 005, 006, 007, 008, 009, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A; BREEAM pre-assessment phase 3 by ARUP Issue 3 April 2012; Phase 3 Energy Strategy Issue 01 March 2012; Letters from Gerald Eve dated 16 July 2012 and 22 June 2012;



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 Prior to commencement of the relevant works the following shall be provided on site and approved in writing by the Council :

A full scale sample of all facing finishes including junctions between column and the shop front demonstrating the proposed colours, textures, materials and finishes.

The development shall be carried out in accordance with the details thus approved and the sample panels shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement by Gerald Eve 10 April 2012; Transport Statement by TTP Consulting April 2012; Central Cross Retail Facade Design Studies Addendum to Design & Access Statement (09.07.12); Response to Camden's Review by TTP Consulting dated 2 July 2012; Drawings: 1917.PL.001, 002, 003, 004, 005, 006, 007, 008, 009, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A; BREEAM pre-assessment phase 3 by ARUP Issue 3 April 2012; Phase 3 Energy Strategy Issue 01 March 2012; Letters from Gerald Eve dated 16 July 2012 and 22 June 2012;

Reason:

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

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. The trees shall be retained and protected during construction work in accordance with the recommendations of the Arboricultural Report by Indigo Surveys dated November 2011 ref: 11317/B1 and associated Tree Protection Plan ref: 11317-B/TPP/01 hereby approved, and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to

design, demolition and construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The food and drink use hereby permitted shall not be carried out outside the following times 08:00 to 23:30 Mondays to Thursdays, 08:00 to 00:00 on Fridays and Saturdays and 09:00 to 22:30 on Sundays and public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP20 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development commences, details of the proposed cycle storage area for 8 bicycles shall be submitted to and approved in writing by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the enlarged commercial units, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of

Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 9 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The retail food and drink uses hereby approved shall not exceed 268sqm GEA and shall be located within Unit F as identified on the approved ground floor plan and shall not be occupied by uses other than falling within Classes A1 and A3 of the Town and Country Planning (Uses Classes) Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To preserve the retail character of the town centre and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The retail units marked Unit A, B and G on the approved drawing PL_102 shall not be combined with adjacent units to form larger units.

Reason: To ensure that adequate provision is made for small and independent shops and to protect the retail character of the Town Centre in accordance with policy CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP10 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the commencement of any A3 use, details of any extract ventilating system shall be submitted to the local planning authority for approval in writing. Such details to include an acoustic report which shall demonstrate how the acoustic and vibration impact of the equipment would meet the relevant Council standards and identifying any acoustic isolation and sound attenuation which is required in order to achieve the appropriate standard. Furthermore it shall include details of all odour control and filtration mechanisms to be used.

The acoustic isolation and odour control shall thereafter be maintained in effective order in accordance with the manufacturers' specifications. In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting planning permission

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS2 (Growth areas), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 (Mixed use development), DP10 (Helping and promoting small and independent shops), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP13 (Employment sites and premises), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP30 (Shopfronts), DP31 (Provision of, and improvements to, open space, sport and recreation) and DP32 (Air quality and Camden's Clear Zone).

2 Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposals would provide an enlarged retail offer on the site, by infilling the arcade and providing a unified and improved series of high quality shop fronts. The uplift in floorspace would be matched by new off-site housing. The loss of the arcade, which does not form part of primary pedestrian desire lines would have limited impact on the movement and comfort of pedestrians in the area. The alterations to the arcade would provide greater visual links between pedestrians and the shop units and would strengthen their presence on the street. The introduction of a single food and drink unit would not have a harmful impact on the retail character and role of the Town Centre nor on local residential amenity.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £28,800. This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- 8 You are advised that all aspects of the public realm designs shall be prepared in conjunction with the Transport Strategy Team as shall any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 3343 for further advice and information.
- 9 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 10 Noise from demolition and construction works is subject to control under the

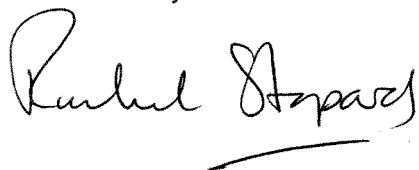
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 11 You are advised that condition 5 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

