

Microworld House of Electronics Ltd
258 Tottenham Court Road
London
W1T 7RE

Application Ref: **2012/5895/P**
Please ask for: **Paul Gardiner**
Telephone: 020 7974 **3968**

4 December 2013

Dear Sir/Madam

DECISION

Town 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 Refused

Address:
257 - 258 Tottenham Court Road
London
W1T 7RE

Proposal:

Change of use of ground floor and basement from mixed retail, coffee shop and office uses to mixed retail, restaurant & cafe, coffee shop and minicab control office and installation of associated extract duct on rear elevation within enclosed courtyard.

Drawing Nos: Site location plan, written supporting statements, Report 10631.NIA.01 - Noise Impact Assessment (KP Acoustics Ltd: Dated 08/11/2013), existing and proposed plans and elevations numbered: 258/TCR001, 002, 003, 004, & 005 (all hand amended by applicant November 2012), and 258/TCR/007.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed change of use, by virtue of the loss of retail floorspace, would cause unacceptable harm to the character, retail function, vitality and viability of the



Tottenham Court Road Central London Frontage, contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) the London Borough of Camden Local Development Framework Development Policies.

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