

Delegated Report		Analysis sheet		Expiry Date:		23/12/2010	
		N/A / attached		Consultation Expiry Date:		01/12/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/5180/P			
Application Address				Drawing Numbers			
97 Tottenham Court Road London W1T 4TP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 5 x air conditioning condensers and associated pipe work at roof level; replacement of glazed ground floor entrance and creation of street level access to existing office (Class B1).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		37		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		37 adjoining occupiers were notified and a site notice displayed from 03/11/2010. No responses were received.					
CAAC/Local group comments:		N/a					
Site Description							
The site is a six storey 1960's office block on the corner of Tottenham Court Road and Howland Street. The ground floor comprises retail and restaurant uses at nos. 95-100 Tottenham Court Road, with the entrance to the upper floor offices at no. 97. The entrance is recessed with a double height curved glass wall and centrally located revolving doors. Above the doors is metal tubular canopy with the building's name on top. The entrance is set back from the front elevation by 2.5m and accessed by four steps. The site does not lie within a conservation area, but is part of the Tottenham Court Road/Charing Cross Road Central London Frontage.							

Relevant History

97 Tottenham Court Road [AS9804116](#) The display of a non illuminated sign over the entrance. Granted 20/03/1998

95-100 Tottenham Court Road [9500614](#) Alterations to entrance on Tottenham Court Road and Whitfield Street and installation of air conditioning plant on the roof. Granted 16/06/1995

95-100 Tottenham Court Road [9580064](#) The display of non-illuminated lettering over Whitfield Street entrance and Tottenham Court Road entrance. Granted 02/06/1995

95 Tottenham Court Road [P9602088R1](#) Installation of new shopfront. Granted 12/09/1996

95 Tottenham Court Road [PS9704349](#) Installation of acoustic screens to roof plant. Granted 12/06/1997

95 Tottenham Court Road [9000059](#) Installation of 7 air condenser units. Granted 30/05/1990

Relevant policies

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Planning Guidance

Assessment

The proposal seeks to replace the existing office entrance and install new rooftop plant. The main issues are the design of the new entrance, access and the impact of the plant on adjoining occupiers.

Design

The existing entrance is recessed with a double height curved glass wall and centrally located revolving doors. The panelling either side of the entrance is cream coloured stone cladding and above the doors is metal tubular canopy. The entrance is set back from the front elevation by 3m and accessed by steps.

It is proposed to improve the accessibility of the building by rationalising the ground floor entrance and improving access to a new reception area by removing the existing steps to improve street level access, replacing the revolving doors with wider automatic swing doors, and bringing the glazed entrance forward by 2m

The ground and first floor of the building are somewhat lopsided as nos. 98, 99 and 100 Tottenham Court Road feature traditional ground floor commercial frontages with fascias whereas nos 95, 96 and 97 feature double height glazed facades that are slightly recessed from the front elevation and culminate with a slight lip below the bottom of second floor. No. 97 is more recessed and features columns that separates it from the fully glazed nos. 95 & 96.

The proposed entrance would still feature a double height glazed frontage. The metal canopy and building name would be removed to be replaced by the street number etched into the glass façade. The existing soffit below the second floor lip would be retained and painted black, the downstand to

the right of the entrance would be tapered and clad in black powder coated aluminium whilst the column to the left would clad in black granite. The revolving doors would be replaced with automatic double doors within a concrete frame.

These changes are not considered to harm the character or appearance of the building and would give the entrance a less cluttered and more contemporary appearance. The colour and materials of the entrance and its surround are considered acceptable and would fit in with the design and materials of the existing office block and neighbouring commercial buildings. As such the proposal would comply with policies DP24 and CS14.

It is also proposed to locate five new condenser units on the roof of the building. These would be set back from the front elevation of the building and obscured by existing plant so would not be visible from Tottenham Court Road. As such they would comply with Camden Planning Guidance for the location of plant and machinery.

Access

The existing three steps, measuring 450mm high, would be removed and replaced with a level entrance to a lowered front reception with a gentle slope from the street to the reception area of less than 3°. The existing revolving doors will have an opening of 1200mm and would be replaced with automatic doors with an opening of 2040mm. The creation of a level access from street level and replacement doors is welcome as it makes the building more accessible in line with policy DP29.

Amenity

The applicants have submitted an acoustic report which demonstrates, theoretically, that Camden's noise conditions would be met between the proposed hours of operation.

Conditions will be attached to ensure that only the condenser units cited in the acoustic report shall be installed, fitted with timer-switches and set to operate only between 06:00 to 18:00. They shall also be properly isolated to limit vibration transmissions into the floor and rooms below; and properly maintained as recommended by the manufacturers in order to protect the amenity of adjoining occupiers.

Recommendation: Grant Planning Permission

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