

<b>Delegated Report</b>		<b>Expiry Date:</b>	15/05/2014	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
110 Tottenham Court Road London W1T 5AE		2014/1905/P			
<b>Proposal(s)</b>					
Installation of entrance doors and replacement glazed door and panel on Midford Place elevation. Alterations at roof level including replacement plant.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full planning permission			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>	<b>Date posted</b>	<b>21 days elapsed</b>	
Press notice	n/a		Site notice	n/a	
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	26/3/14	16/4/14	10	-	-
<b>Consultation responses (including CAACs):</b>	No responses received.				
<b>Site Description</b>					
The site is a 5 storey building with basement at the corner of Tottenham Court Road and Midford Place. The ground floor is in retail use with office above. The ground floor alterations relate to the entrance to the office which occupies the strip of building with the main elevation facing Midford Place.					
<b>Relevant History</b>					
<b>8800598:</b> Redevelopment to provide a new building comprising retail use at part basement and entire ground floor levels and offices at part basement and entire first second third and fourth floors. <u>Granted</u> 30/03/1989					
<b>8900673:</b> Change of use of basement and ground floor retail unit to Class A2 use within the Town and Country Planning (Use Classes) Order 1987. <u>Granted</u> 26/04/1990					
<b>Relevant policies</b>					
<b>LDF Core Strategy and Development Policies</b>					
CS1 (Distribution of Growth)					
CS5 (Managing the Impact of Growth and Development)					
CS14 (Promoting High Quality Places and Conserving Our Heritage)					
DP24 (Securing High Quality Design)					

## **Assessment**

**Proposal:** Permission is sought for the following:

- Existing entrance doors removed and replaced with full height window on Tottenham Court Road elevation
- Replacement of window with glazed sliding door (with bronze head and side reveals) to Midford Place elevation (to form new entrance to office accommodation)
- Replacement glazed door and side panel to Midford Place elevation (to provide bike entrance / fire exit)
- Removal of 12sqm central roof section (following relocation of access stairs) to increase size of plant area
- Insertion of cat slide roof over relocated plant access stairs
- Replacement rooftop plant consisting of 5 Mitsubishi heat recovery units and an air handling unit (All existing rooftop plant to be removed)

### **Assessment:**

**Design:** The alterations to the ground floor elevation of Tottenham Court Road and Midford Place are relatively minor. The full height window facing Tottenham Court Road is appropriate to the shopping frontage. The materials and detailed design are considered acceptable. The alterations at roof level are also relatively minor and would not be prominent either when viewed from the street or the surrounding buildings.

**Amenity:** The applicant has provided a noise report. The nearest noise sensitive windows are the residential houses / apartments immediately to the north of the site in Midford Place. The minimum background noise level between 07:00 and 23:00 was 48.3 dB (LA90). The Council's threshold for noise is set out in Development Policy 28 Noise and Vibration: *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 are in operation.* The noise report indicates that the combined noise from the plant (taking into account the noise attenuation from the pitched roof) would be 37dB (A) at the nearest noise sensitive window. This meets the Council's criteria. A condition will be included to ensure that noise levels will not harm neighbouring amenity

**Recommendation:** Grant planning permission