

Savills
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/0831/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **3069**

1 May 2014

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**Variation or Removal of Condition(s) Refused**Address:
62-63 Tottenham Court Road and 1-7 Goodge Street
London
W1T 2EP

Proposal: Amendment to condition 2 (works to be carried out in accordance with the approved plans) of planning permission ref 2011/1821/P, decided on appeal refs APP/X5210/E/12/2177813, APP/X5210/A/12/2177819, dated 06/12/2012, for the erection of a five storey building plus basement at 5-7 Goodge Street and rebuilding to five storeys plus basement at 62-63 Tottenham Court Road and 1-3 Goodge Street (including mansard roof), following part/complete demolition of existing buildings, all in association with the provision of retail space at ground floor level and 8 additional residential units (9 in total) to upper floors (Classes A1/C3), namely for changes to the height of the extract duct on the rear of 62 Tottenham Court Road, alterations to the roofline and plant screening, erection of a replacement front facade at 1-3 Goodge Street and alterations to windows

Drawing Nos: 4848/ T(20)D01 rev C; 4840/ T(20) D02 rev C; 4840/ T(20) D03; 4840/ T(20) D04; 5315 T(20) D05; 4840/ T(20) E01 rev G; 4840/ (T20) E02 Rev H; 4840/T(20) E03 rev E; 4840/T(20) E04 rev F; 4840 / T(20) E05 rev D; 5315 /T (20) P00 rev H; 5315 /(T20) P01 rev G; 5315 /(T20) P02 rev G; 5315 /(T20) P03 rev F; 5315 /(T20) P04 rev G; 5315 /(T20) P05 rev G; 4840/ T(20) P-1 rev G; 4840/ T(20) S02 rev B.



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

Reason(s) for Refusal

- 1 The Council refuses the Minor Material Amendment application (2014/0831/P) at 62-63 Tottenham Court Road and 1-7 Goodge Street, London, W1T 2EP ("the Property") by reason that the proposed works, cannot reasonably be classified as "minor" given (i) their scale and impact on the appearance of the building and the Charlotte Street Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies and (ii) the fact that they seek to authorise works relating to an element of the building which has been demolished in contravention of conditional planning permission and conservation area consent (Application references 2011/1821/P and 2011/1837/C) granted on appeal (Appeal reference (APP/X5210/E/12/2177813 and APP/X5210/A/12/2177819) on the 6th December 2012.

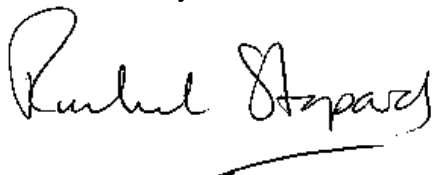
Informative(s):

- 1 Please be informed for the avoidance of doubt that the proposed replacement façade fails to provide a sufficient quality of architectural design to adequately replicate the original façade. This would be detrimental to the character and appearance of the Charlotte Street Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

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

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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 planning applicants' survey](#). We will use the information you give us to monitor and improve our services.