

# 2014/4561/P & 2014/4745/L Heal's Tottenham Court Road



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Existing Heal's frontage on Tottenham Court Road

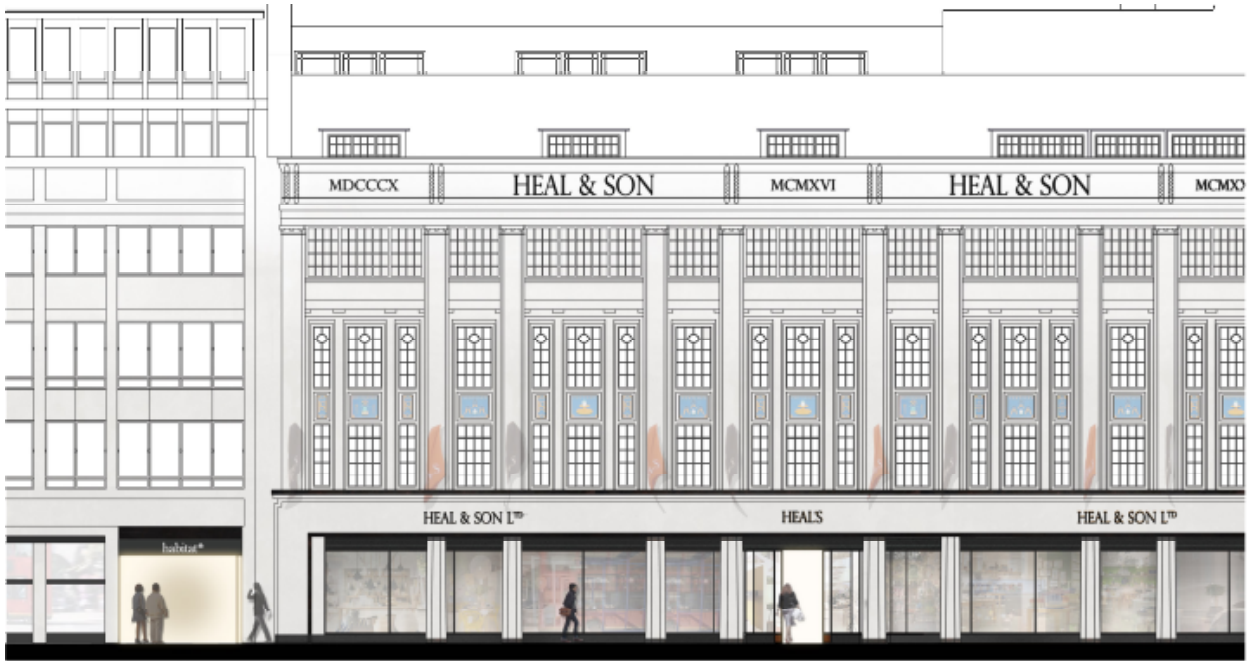




Existing Office entrance on Alfrew Mews



Existing Service entrance on Alfred Mews



CGI of proposed entrance on Tottenham Court Road



CGI of proposed Alfrew Mews entrance

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>10/09/2014</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>18/09/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Seonaid Carr			2014/4561/P 2014/4745/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Heal's 196 Tottenham Court Road London W1T 7LQ			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p><b>2014/4561/P</b> - Repositioning of the retail entrance to Heal's retail store, alterations to the office entrance and service door on Alfred Mews and replacement of existing rooftop plant with new plant.</p> <p><b>2014/4745/L</b> - Repositioning of the retail entrance to Heal's retail store, refurbishment of the existing office floorspace on the 3rd, 4th and 5th floors, alterations to the office entrance and service door on Alfred Mews and replacement of existing rooftop plant with new plant.</p>				
<b>Recommendation(s):</b>		<b>Grant conditional planning permission subject to Section 106 legal agreement</b> <b>Grant conditional listed building consent</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>56</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A press notice was published 29 August 2014 until 18 September 2014 and a site notice was displayed on 22 August 2014 until 12 September 2014.					
<b>CAAC comments:</b>	<p><b>Bloomsbury CAAC</b> have objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>We feel the proposed entrance is weak and not in the spirit of the building, it is just a hole in the shop windows.</li> </ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"> <li>Issues of design are considered in paragraph 2.3 below.</li> </ul>					

## Site Description

The application relates to the Heal's Building, a large department store and warehouse fronting onto Tottenham Court Road and Torrington Place. The building is generally 5/6 storeys in height. It comprises a number of interconnected parts which date from the 1910s, the 1930s and 1960s. There are 19th century warehouse spaces to the rear of the site with access from Torrington Place now in use as offices. The building is Grade II\* listed.

This application relates to buildings located to the front of the site including the Heal's shop front and office accommodation to the upper levels.

The site is located in the Bloomsbury Conservation Area and within the Central London Area.

## Relevant History

The site has an extensive planning history however there have been no relevant recent planning application relating to this section of the building.

**2012/0059/P & 2012/0066/L** - Erection of glass roof over the outer courtyard to the rear of the site, creation of new meeting rooms within outer courtyard, erection of infill extension in part of inner courtyard, alterations to Torrington Place entrance including installation of canopy, erection of new plant enclosures at roof level, creation of green roofs and changes to ground and basement parking. Planning permission granted subject to a Section 106 agreement. This application related to what the applicant refers to as Phase 1 redevelopment of the Heals building and includes buildings to the north and rear of the site. This application was subsequently amended via **2013/5007/P** to make some design changes to the proposal.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2011

### LDF Core Strategy and Development Policies 2010

#### LDF Core Strategy

CS5 Managing the impact of growth and development

CS11 Promoting Sustainable and efficient travel

CS14 Promoting high Quality Places and Conserving Our Heritage

#### LDF Development Policies

DP1 Mixed Use Development

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and the availability of parking

DP19 Managing the impact of parking

DP20 Movement of Goods and Materials (CMP/SMP)

DP21 Development connecting to the highway network

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

DP32 Air Quality and Camden's Clear Zone

## **Assessment**

### **1.Proposal**

1.1 Planning permission is sought to reposition the retail entrance to the Heal's department store, alter the office entrance on Alfred Mews and replace existing plant and install new plant at roof level.

1.2 The existing Heal's retail unit shares its entrance with Habitat which neighbours the site to the north. The proposal would create a new entrance within the central frontage of the Heal's building by way of installing a set of automatic sliding doors within the central bay. The existing entrance would then be used solely by Habitat.

1.3 To the Alfred Mews elevation of the building is an existing entrance to the office accommodation, located above the retail. It is proposed to remove the existing green stone cladding which surrounds the entrance and replace with bronze facing. The existing doors would be replaced with bronze framed sliding doors. To the Tottenham Court Road elevation the partitions which form the existing display units would be removed with the space given over to the reception of the office accommodation.

1.4 It is also proposed to install a new service stair door to the Alfred Mews elevation, the new door would sit within the aperture defined by the canopy. The new door would be timber framed painted grey to match the existing door, it would be used as an escape door. To the side panel of the door would be a new dry riser in white.

1.5 At roof level there are currently 28 pieces of plant equipment. All will be stripped-out with the exception of two pieces which are to be retained. New plant would be sited within the same roof area as the existing plant.

1.6 Further to the above, listed building consent is sought in relation to internal refurbishment works to the office accommodation at third, fourth and fifth floors which is seeking to bring the accommodation up to modern standards. The proposed internal works include the following:

- Removal of a wall between the existing reception area and the display units fronting Tottenham Court Road to open up the office reception;
- The stair and lift core would be refurbished with the wired glazing fitted within the screen enclosing the lift shafts to be replaced with glass to match the original obscure pattern. New curved glazing with slender framing would replace the fire check screens on each landing;
- It is proposed to remove internal partition walls, fixtures and fittings which have served the sole tenant who has occupied the entire office accommodation in recent years, this will open up the original structure, arrangement and features of the building. When original features of revealed as part of the removal of the fit out these will be recovered.
- New partition walls will be inserted to allow the space to be subdivided for separate tenancies, five in total. Furthermore new toilet cores would be located within the same areas as existing but provide a more efficient use of space.



- Servicing equipment would be located within bulkheads attached to the ceiling.
- A number of the office floors would be raised by 100mm to ensure they are accessible, the exception would be to an area on the fifth floor and an area on the third floor. The level transition from existing stairwell to area with new raised floor would be by shallow incline.

## **2. Design**

2.1 Looking firstly to the external alterations and the repositioning of the entrance to Heal's. When originally designed the Heal's entrance was located within the northern pair of columns centred on the internal circular staircase within the rear of the store. In 1962 the current lobby entrance was formed within the new extension of the building, with the original entrance closed off and glazed to form the shop front. The applicant considers that the current entrance arrangement, shared with Habitat is weak and does not give Heal's an appropriate presence on the street. The proposed design would provide direct access into the core area of the retail floorspace.

2.2 As the proposed doors would be centrally located within the shopfront they would appear as a well considered addition to the frontage. The doors would sit within the existing aperture of the shop front window and would relate well to the proportions and character of the frontage. Furthermore it is considered the new doors would complement the integrity of the building and offer symmetry to the frontage. As such no objection is raised.

2.3 The local CAAC has objected the proposed new doors, considering them to result in a 'hole in the frontage'. However officers would note that the building has a wholly glazed frontage with a minimal stallriser. The new glazed doors are not considered to be significantly different from the existing character of the shopfront and are not considered to form a 'hole in the frontage'. The proposal would offer an individual central entrance to a store which is a prominent building within Tottenham Court Road. The existing arrangement of a shared entrance with Habitat is not the original layout and is not considered to be worthy of protection.

2.4 With regard to the alterations to the Alfred Mews office entrance, these are considered to be appropriate alterations to this section of the building which would ensure the bronze effect from the main shop front would be carried onto this office entrance, resulting in a continuity in terms of materials which is a welcomed alteration. No objection is raised to the new doors which would largely be in keeping with the character of the existing glazed doors.

2.5 The alterations to the service stair doors further down Alfred Mews is considered to be an acceptable form of development that would not cause harm to the special interest of the listed building.

2.6 In design terms, no objection is raised to the plant at roof level, given its siting it would not be readily visible from the public realm or neighbouring properties and is not considered to cause harm to the special interest of the listed building.

2.7 In respect of the internal works, concern is not raised to opening up the office reception area, such an alteration is not considered to harm the special interest of the listed building.

2.8 The alterations to the stair core are considered an acceptable form of development, samples of the new obscure glazing to be used within the stair will be secured via condition to ensure the material matches the existing obscure glass where present.

2.9 No objection is raised to the removal of the later fixtures and fittings which accommodated the previous tenant. Nor is there any objection to the installation of some new partition walls to accommodate separate tenants within the space. Given the original plan form of the building would still be clearly read, it is considered the development would not harm the special interest of the listed

building.

2.10 The works to the ceilings and floors are considered to be an acceptable form of development that could easily be removed in the future should the need arise and such work would not cause harm to the special interest of the listed building.

2.11 In light of the above, no objection is raised on grounds of design, the proposed works are considered to be an acceptable form of development that would not cause harm to the special interest of the listed building and the development would preserve and enhance the character of the surrounding conservation area.

### **3. Impact on neighbour amenity**

3.1 The nearest residential neighbours to this part of the building area are located some 60m to the rear of the site along Huntley Street.

3.2 Given the nature of the proposed development it would not impact on amenity in response of daylight, sunlight, outlook or sense of enclosure. The only potential issue would be noise as a result of the new roof plant. The application is supported with an acoustic report. A noise survey was undertaken to establish the existing background noise levels. The background noise levels are dominated by traffic and general activity in the surrounding roads. The report demonstrates that the overall dBA noise level during operation of the proposed equipment is at least 10dBA below the lowest night time background noise and would accord with DP28. A condition will be used to secure the new plant would not result in undue noise for neighbouring residents and the area generally in accordance with DP28.

### **4. Transport**

4.1 Within the submission the applicant has noted their intentions to improve the footway to the Alfred Mews elevation of the building which is currently very narrow and introduce a raised table at the junction of Alfred Mews and Tottenham Court Road. Officers have discussed the proposal with the transport planning section who would raise no objection to some highways improvements at this junction, these would integrate with wider improvements to Tottenham Court Road. However the Council would wish to attain a financial contribution of £21,804.21 from the developer to undertake highways improvements rather than allow the developer to undertake the works. Such monies would be secured via a Section 106 legal agreement which the applicant has agreed to.

### **5. Sustainability**

5.1 As the development would not be increasing the floorspace of the building nor would there be any change of use, the development would not be required to accord with DP22. However the applicant has noted that the development would target a BREEAM accreditation of 'Very Good', thereby improving the sustainability of the building.

**6. Recommendation:** Grant conditional permission subject to a Section 106 legal agreement and Grant conditional Listed Building consent.

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 13 October 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

Montagu Evans LLP  
5 Bolton Street  
LONDON  
W1J 8BAApplication Ref: **2014/4561/P**

08 October 2014

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Heal's**  
**196 Tottenham Court Road**  
**London**  
**W1T 7LQ**

Proposal:

Repositioning of the retail entrance to Heal's retail store, alterations to the office entrance and service door on Alfred Mews and replacement of existing rooftop plant with new plant.

Drawing Nos: P(00)001 Rev B, P(0)010, P(00)013, P(00)014, P(00)015, L(00)016, P(0)050, P(0)051, P(0)099, P(0)100, P(0)101, P(0)102, P(0)103, P(0)104, P(0)105, L(0)106, P(0)150, P(0)151, A(0)100, A(0)101, A(0)102, C(0)010, C(0)011, C(0)012, C(0)013, C(0)014, C(0)015, C(0)100 Rev 5354, C(0)101 Rev 5354, C(0)102, C(0)103, C(0)104, C(0)105, C(0)106, BSRL(57)1001 Rev C and Acoustic Report Ref 14078-002 by Philip Acoustics Ltd dated June 2014.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 and DP25 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: P(00)001 Rev B, P(0)010, P(00)013, P(00)014, P(00)015, L(00)016, P(0)050, P(0)051, P(0)099, P(0)100, P(0)101, P(0)102, P(0)103, P(0)104, P(0)105, L(0)106, P(0)150, P(0)151, A(0)100, A(0)101, A(0)102, C(0)010, C(0)011, C(0)012, C(0)013, C(0)014, C(0)015, C(0)100 Rev 5354, C(0)101 Rev 5354, C(0)102, C(0)103, C(0)104, C(0)105, C(0)106, BSRL(57)1001 Rev C and Acoustic Report Ref 14078-002 by Philip Acoustics Ltd dated June 2014.

Reason:

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

- 4 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 façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenity of the neighbour residents 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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.
- 3 You are advised that the lettering located to the corner of Tottenham Court Road and Alfred Mews would constitute an advert and require a separate application for Advertisement Consent and an accompanied Listed Building consent.

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.

Yours faithfully

**DECISION**

Culture and Environment Directorate

Montagu Evans LLP  
5 Bolton Street  
LONDON  
W1J 8BAApplication Ref: **2014/4745/L**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 2766

8 October 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**Heals  
196 Tottenham Court Road  
London  
W1T 7LQ****DECISION**

Proposal:

The repositioning of the retail entrance to Heal's retail store, refurbishment of the existing office floorspace on the 3rd, 4th and 5th floors, alterations to the office entrance and service door on Alfred Mews and replacement of existing rooftop plant with new plant.

Drawing Nos: P(00)001 Rev B, P(0)010, P(00)013, P(00)014, P(00)015, L(00)016, P(00)023, P(00)024, P(00)025, P(0)050, P(0)051, P(0)099, P(0)100, P(0)101, P(0)102, P(0)103, P(0)104, P(0)105, L(0)106, P(0)133, P(0)134, P(0)135, P(0)150, P(0)151, A(0)100, A(0)101, A(0)102, C(0)010, C(0)011, C(0)012, C(0)013, C(0)014, C(0)015, C(0)100 Rev 5354, C(0)101 Rev 5354, C(0)102, C(0)103, C(0)104, C(0)105, C(0)106, C(0)107 Rev 5354, C(0)108, C(0)109, C(0)110, L(0)105 Rev A, L(0)113 Rev A and L(0)114Rev A.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials (to be provided on site and retained on site during the course of the works) as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Sample of the obscure glass to be used within the lift shafts.

b) Sample of bronze material to be used on new entrance doors to both Tottenham Court Road and Alfred Mews elevations.

c) Details of service runs for all new plants located at roof level, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**