

Mr Arron Smith
Franklin Design Associates
26 Kings Parade Mews
Clifton
Bristol
BS8 2RE

Application Ref: **2014/6211/L**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

3 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Lombok 204-208 Tottenham Court Road London W1T 7PL

Proposal:

Replacement shop front to retail unit.

Drawing Nos: 2886-050, 2886-070, 2886-001, 2886-350, 2886-351-RevB, 2886-352, 2886-355-RevD, Cover letter dated 26/06/2014

The Council has considered your application and decided to grant Listed Building Consent 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 Detailed drawings, or samples of materials 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:



- New facing materials for the bronze framing;
- Plinth bronze cladding;
- RAL colour proposed for the stonework masonry paint (to be provided on a physical sample on cardboard or ply and retained on site during the course of the works).

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) 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.

Informative(s):

- 1 The proposal would see the existing non-original shopfront replaced with a similar styled timber shopfront albeit with the entrance in a different location. There would be no significant changes to the appearance of the building, nor would any original building fabric be affected or period features removed.

The proposal would not harm the character and special interest of the host building or affect the wider streetscene. There would be no impact on amenity as the shopfront would in essence be the same.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National

Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment