

14 January 2015



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Dear Sir / Madam,

62-63 Tottenham Court Road and 1-7 Goodge Street, W1T 2EP
Application to Discharge Condition 4
2011/1821/P and APP/X5210/A/12/2177819, allowed 6 December 2012

On behalf of the applicant, Goodge Street (Tottenham Court Road) LLP, we are instructed to apply for the discharge of a condition upon an existing planning permission.

Planning Permission was allowed on appeal on 6 December 2012 (Ref: APP/X5210/A/12/2177819, LPA Ref: 2011/1821/P) for the following development at the above named site:

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)

In allowing this permission, a total of 12 conditions were imposed. This application provides details to discharge **Condition 4**.

This decision was subsequently amended by a Minor-Material Amendment allowed at appeal on the 12 September 2014 (Ref: APP/X5210/A/14/2219830, LPA Ref: 2014/0831/P).

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.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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This Appeal Decision included one additional Condition but did not alter the existing Conditions contained on the previous Appeal Decision. As such, the conditions of application APP/X5210/A/12/2177819 require full discharge.

Condition 4 states:

"Plan, elevation and section drawings, including where appropriate pilasters, fascias, stallrisers, capitals and cornices and transoms of all new shopfronts at a scale of 1:20 with typical glazing bar details at 1:1 and a survey of existing frontages identifying original features to be retained shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The development shall be carried out in accordance with the approved details.

In support of this application, please find enclosed:

- The completed application form;
- Drawing 5315/T(20) DE11 63 Tottenham Court Road Shop Front Plan and Elevation
- Drawing 5315/T(20) DE12 63 Tottenham Court Road Shop Front Goodge Street Plan and Elevation
- Drawing 5315/T(20) DE13 1-3 Goodge Street Shop Front Plan and Elevation
- Drawing 5315/T(20) DE14 1-3 Goodge Street Shop Front Plan and Elevation
- Drawing 5315/T(20) DE15 1-3 Goodge Street Shop Front Plan and Elevation
- Drawing 5315/T(20) DE16 5-7 Goodge Street Shop Front Plan and Elevation
- A copy of the Appeal Decision notice, dated 6 December 2012.

Following the submission of this application via the planning portal, a cheque in respect of the application fee of £97 has been sent separately by post.

Condition 4

This Condition requires the submission of plan, elevation and section drawings detailing the proposed shopfronts at 63 Tottenham Court Road, 1-3 Goodge Street and 5-7 Goodge Street. In addition the Condition requires the identification of any period features on the existing shop frontages and those being retained.

As a result of the demolition of the 1-3 Goodge Street elevation and subsequent Appeal Decision (APP/X5210/A/14/2219830) permitting its rebuilding, there is no existing shopfront to be retained. Therefore, all three of the proposed shopfronts are new.

The frontage of No. 1-3 Goodge Street will be rebuilt in a traditional style. The intention is to replicate the original features and replace two identified features, the two console brackets and four mullion caps, along with the more general structure of the shopfront, like for like.

Submitted as part of this application is a set of elevations, plans and relevant sections for each of the three proposed shopfronts at 1:20. Also included are 1:1 details of the proposed mullions.

It is considered that the detailed drawings submitted are sufficient to discharge Condition 4 in full.



I trust that everything is in order. Please do not hesitate to contact me if you have any queries regarding this application.

Yours faithfully



Nigel Dexter
Senior Planner