

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2014/7662/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

11 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

62-63 Tottenham Court Road & 1-7 Goodge Street London W1T 2EP

Proposal: Details of plant & noise survey and sound insulation required by conditions 9 & 10 of 2011/1821/P dated 06/12/2012 (for 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, all in association with the provision of retail space at ground floor level and 8 additional residential units.)

Drawing Nos: Environmental Noise Survey & Plant Noise Assessment Report prepared by Hann Tucker Associates, Internal Acoustics Statement prepared by Hann Tucker Associates, 4840/T(20) E01 Rev H , 4840/T(20) E02 Rev J , 4840/T(20) E03 Rev F , 4840/T(20) E04 Rev G , 5315/T(20) P05 Rev H , 4840/T(20) S02 Rev C , 5315/T(20) DE17

The Council has considered your application and decided to approve details.

Informatives:

- 1 Reason for granting permission:

Condition 9: The proposed plant details, noise survey and proposed acoustic insulation is considered to be acceptable. An assessment was carried out to



determine the plant noise emissions at the nearest noise sensitive window. The measures incorporated into the new development are considered satisfactory to demonstrate that the amenities of future occupiers are protected and that noise levels in open areas and communal areas do not exceed the level stated. The details submitted are therefore sufficient to discharge condition 9 of planning permission 2011/1821/P.

Condition 10: The details of sound insulation for the proposal are considered to be satisfactory and will safeguard the amenities of future and neighbouring occupiers. The appropriate level of insulation would be between the retail and residential space. The details submitted are therefore sufficient to discharge condition 10 of planning permission 2011/1821/P.

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

As such, the proposed development is in general accordance with policies CS5, and CS14 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. The proposed development also accords with policy 7.15 of the London Plan 2011; and paragraphs 14, 17, 123 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2011/1821/P granted on 06/12/2012 which need details to be submitted, have been approved.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment