

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/0147/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

13 April 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:

Detailed plans of all new shopfronts and survey of original frontage features required by condition 4 of planning permission 2011/1821/P dated 06/12/12, (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, all in association with the provision of retail space at ground floor level and 8 additional residential units.)

Drawing Nos: 5315/T(20) DE11, 5315/T(20) DE12, 5315/T(20) DE13, 5315/T(20) DE14, 5315/T(20) DE15, 5315/T(20) DE16, 5315/T(20) DE18, Cover letter dated 14/01/2015

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 4: The building at 1-3 Goodge Street was demolished and as such the new building allowed at appeal would need a shopfront. Three new shopfronts are proposed. The frontage of 1-3 Goodge Street will be built in a traditional style, timber window frames, timber pilaster, timber capping to mullions and timber



console brackets have been proposed. The choice of timber is welcomed, and the timber proposed replicates the timber which was previously on the original building. The shopfront at 63 Tottenham Court Road uses aluminium and stone in its design. The shopfront at 5-7 Goodge Street would also use stone and aluminium in its design. It is considered that these two shop-fronts are an acceptable contemporary design. The proposed shopfronts are considered to preserve both the character and appearance of the conservation area. The existing shopfront at no. 62 is to be retained and is not the subject of this application. The details submitted are therefore sufficient to discharge condition 4 of planning permission 2011/1821/P.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66, and 126-141 of the National Planning Policy Framework.

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