

Mr Alan Gunne-Jones  
Planning & Development Associates  
120 Pall Mall  
London  
SW1Y 5EA

Application Ref: **2015/2155/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

29 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**248-250 Tottenham Court Road**  
**London**  
**W1T 7QZ**

Proposal:  
Change of use of first floor from retail (Class A1) to office use (Class B1a).  
Drawing Nos: Site Location Plan & C277.GA.02 Revision E (Existing Ground Floor Plan) & C277.GA.02 Revision E (Proposed Ground Floor Plan) & C277.GA.03 Revision C (Existing First Floor Plan) & C277.GA.03 Revision C (Proposed First Floor Plan)

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

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan & C277.GA.02 Revision E (Existing Ground Floor Plan) & C277.GA.02 Revision E (Proposed Ground Floor Plan) & C277.GA.03 Revision C (Existing First Floor Plan) & C277.GA.03 Revision C (Proposed First Floor Plan).

Reason:

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

Informative(s):

- 1 Reasons for granting permission

No external alterations are proposed and therefore there would be no harm to the character or appearance of the host building, the street scene or the wider area. The proposal would provide additional office space, which is an appropriate town centre use which is encouraged by the LDF. There would be no harm to adjacent land uses as a result of the proposal.

Central London Frontages have an important retail function and the LDF generally seeks to protect retail floor space. However, there are no specific policies in the LDF that protect retail uses above ground floor level and the loss of retail floor space at first floor level would not impact on Fitzrovia's mixed-use character and vitality.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS1, CS5, CS7, CS8 and CS9 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP12 and DP13 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 4.2 and 4.3 of the London Plan 2015; and the provisions of paragraphs 17, 18, 20 and 23 of the National Planning Policy Framework 2012.

- 2 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).
- 3 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.

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

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

Ed Watson  
Director of Culture & Environment