

Mr Patrick Ettwein  
Ettwein Bridge Architects  
53 Rawstorne Street  
London  
EC1V 7NQ

Application Ref: **2014/7601/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

8 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**130 Tottenham Court Road**  
**London**  
**W1T 5AY**

Proposal:  
Change of use of part ground floor level of hotel (Class C1) to hot food/take away (Class A5) and associated external alterations to Fitzroy Court elevation including awning, roller shutter, paving and flue to Fitzroy Court elevation.

Drawing Nos: Noise and Odour Extract System Statement; Noise and Odour Report; Odour and Noise Extractor Manufacturing Details; Design and Access Statement (revised dated 12/01/2015); PL01 RevA; PL02 RevA; PL03; PL04 RevA; PL05 RevA; PL06 RevA; PL07 RevA; PL08 RevA; PL09 RevA; PL10 RevA; PL11; PL12 RevA; PL13; PL14 RevB; PL15; PL16 RevB; PL17 RevA; PL18; PL19; PL20.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Noise and Odour Extract System Statement; Noise and Odour Report; Odour and Noise Extractor Manufacturing Details; Design and Access Statement (revised dated 12/01/2015); [PL] 01 RevA; 02 RevA; 03; 04 RevA; 05 RevA; 06 RevA; 07 RevA; 08 RevA; 09 RevA; 10 RevA; 11; 12 RevA; 13; 14 RevB; 15; 16 RevB; 17 RevA; 18; 19; 20.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 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.

Informative(s):

- 1 Reasons for granting permission.

The change of use at ground floor level of an existing hotel to provide a self-contained retail unit would add to the character and function of the locality, without harm to the operation and provision of existing visitor accommodation. The retail unit would also provide activity and surveillance along Fitzroy Court, a thoroughfare used between Tottenham Court Road to Whitfield Place and Whitfield Street.

The associated elevational alterations along Fitzroy Court are considered

appropriate. The design of the shopfront would be traditional, whilst the open grille roller shutter will provide a reasonable amount of security as well as natural surveillance in accordance with CPG1. The paving works proposed are also welcome, improving the appearance of Fitzroy Court.

The proposed flu would be located along the rear elevation of the hotel, in such a way that it will not be visible from the public realm and is considered appropriate in terms of design, scale, materials, location and noise level and is not considered to harm the character and appearance of the host and adjacent building, the streetscape and the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No comments have been received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 policies CS5 ,CS7, CS8, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66, 126 -141 of the National Planning Policy Framework.

- 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