

Thaddaeus Jackson-Browne
Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London
W1D 1NN

Application Ref: **2015/2532/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

17 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
225 Tottenham Court Road
London
W1T 7QF

Proposal:
Alterations to shopfront including replacement of existing two double doors with one glazed door, and installation of two ATMs (on front and side elevations).

Drawing Nos: Site Location Plan; TO46-101.9 Rev A; TO46-101.10 Rev C; CD-E2-43-15-EXT-6.1; CD-E2-43-15-EXT-2.1

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: Site Location Plan; TO46-101.9 Rev A; TO46-101.10 Rev C; CD-E2-43-15-EXT-6.1; CD-E2-43-15-EXT-2.1

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed works comprise alterations to the shopfront facing both the Tottenham Court Road and Store Street elevations. The existing shopfront, largely glazed on both elevations, will be replaced with one similar in style, although the glazing panels will be heightened to reach fascia level, and the two double doors will be replaced by a single double door, in a similar location, on the Tottenham Court Road elevation. An ATM will also be inserted on the TCR elevation, surrounded by aluminium wood effect panelling.

The Council prefers the use of timber and traditional materials in Conservation Areas, and attempts were made by officers for more traditional elements to be implemented in to the design. However, the adjoining unit at 220-224 Tottenham Court Road shares a similarly modern frontage, which was decided on appeal having originally been refused on grounds of materials and design under application ref 2012/0951/P. The inspectorate pointed out that modern materials and designs were prevalent in this part of the Conservation Area, and so the same principles can be applied to this application. In light of this, and also in respect that the design is of high quality, the proposal, is considered to preserve the character of the host and adjacent buildings, the streetscape and the conservation area.

The site's planning and appeal history has been taken account when coming to this decision. No objections have been received following statutory consultation.

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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP 25 and DP26 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126141 of the National Planning Policy Framework.

- 2 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.

- 3 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).

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