

CHARLOTTE YARKER
MONTAGU EVANS LLP
5 Bolton Street
LONDON
W1J 8BA

Application Ref: **2015/4683/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

16 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Heals Building
196 Tottenham Court Road
London
W1T 7LQ

Proposal:

The change of use of part of the 2nd floor from Use Class A1(Retail) to Use Class B1a (Office).

Drawing Nos: Location Plan and Second Floor Layout Plan, 23114/LP04, Operator Statement and cover letter from Montagu Evans dated 10 August 2015.

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: Location Plan and Second Floor Layout Plan, 23114/LP04, Operator Statement and cover letter from Montagu Evans dated 10 August 2015.

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

Informative(s):

- 1 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.

- 2 Reasons for granting permission:
Given the proposed change of use would be at second floor level it would not impact on the vitality and viability of the Central London Area. The building would continue to accommodate retail accommodation at ground floor with an active frontage to Tottenham Court Road which is what policy seek to protect. The removal of some retail space to the second floor and replacement with office accommodation would not inhibit the function of the retail space which would continue to operate in this Central London shopping frontage.

The proposal would not impact on neighbour amenity given the nature of the office use. Office accommodation would require less servicing than retail and access would be via the existing office entrance on Alfred Mews, thereby not increasing access points into the building.

There would be no external alterations to the building, resulting in no impact on the surrounding conservation area. Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policies CS3, CS7, CS8, CS9 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP13 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The

proposed development also accords with policies 2.10, 2.11, 4.1, 4.2 and 4.3 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17 and 18-27 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

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

Ed Watson
Director of Culture & Environment