

Mr Robert McCabe  
Llewelyn Davies  
3rd Floor, 3-5 Rathbone Place  
London  
W1T 1HJ

Application Ref: **2015/6863/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

26 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**170 Victory House**  
**Tottenham Court Road**  
**London**  
**W1T 7HA**

Proposal:  
Change of use of part of ground floor reception area (Class B1) to shop (A1 Class).  
Drawing Nos: P\_SP\_00, E\_0\_00, E\_0\_XTG, P\_0\_00, P\_0\_XTG (all revision P1) and  
Design and Access Statement dated November 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 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 policies 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: P\_SP\_00, E\_0\_00, E\_0\_XTG, P\_0\_00, P\_0\_XTG (all revision P1) and Design and Access Statement dated November 2015.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The application site is located within the Tottenham Court Road Central London frontage, a major shopping area within the Central London Area. The Council seeks to protect the important retail role of this area and will resist the loss of retail space. The proposed change of use of part of the reception area ancillary to the existing office space (B1a class) on the floors above to a class A1 shop is therefore considered acceptable in this location.

Although the Council seeks to resist the loss of office floor space, the proposal would result in the loss of part of the existing reception area only. The loss of floor space would not impact the usability of the reception or harm the existing office use and it is therefore considered acceptable.

The only external alteration would be the introduction of a new doorway into the reception area. It would be the same size, style and material as the existing and would therefore not cause any harm to the character and appearance of the host building or wider Bloomsbury Conservation Area. It is considered that the proposed development would not unduly harm the amenity of any adjoining/nearby residential occupiers in terms of noise, loss of light, outlook, enclosure or privacy.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached 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 CS1, CS2, CS5, CS7, CS8, CS9, and CS14 of the London Borough of Camden Local

Development Framework Core Strategy, and policies DP12, DP13, DP24, DP25 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 126-141 of the National Planning Policy Framework.

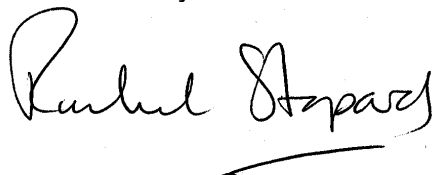
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).
- 4 You are advised that should any advertisements be required in association with the hereby approved use, these may be subject to an application for Advertisement Consent.

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



Rachel Stopard  
Director of Culture & Environment