

Mr. Bert McCabe  
Llewelyn Davies  
3rd Floor  
3-5 Rathbone Place  
London  
W1T 1HJ

Application Ref: **2016/1337/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

24 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

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

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/6863/P dated 26/02/2016 (for the change of use of part of ground floor reception area from B1 to A1 use), to allow the installation of a new emergency access door to side elevation.

Drawing Nos: Superseded plan: P\_0\_00 Revision P1

Amended Plans: P\_0\_00 Revision P2, E\_0\_01, Revision P1, 7336-6A Revision A

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2015/6863/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3:**



The development hereby permitted shall be carried out in accordance with the following approved plans: P\_SP\_00 Revision P1, E\_0\_00 Revision P1, E\_0\_XTG Revision P1, P\_0\_00 Revision P2, P\_0\_XTG Revision P1, E\_0\_01 Revision P1, 7336-6A Revision A, and Design and Access Statement dated November 2015.

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

- 2 The new door hereby approved must be used exclusively for emergency access purposes only.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed amendment, namely the creation of a new door for emergency access to the rear north west elevation, is considered to be a minor alteration to the previously approved scheme. The new door would match the existing doors in terms of size and materials. Given the location of the works and their minor nature in relation to the building as a whole, the changes would not significantly alter the appearance of the building, streetscene or conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the location and nature of the works, they are not considered to impact on neighbouring amenity in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, 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 2016, and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant

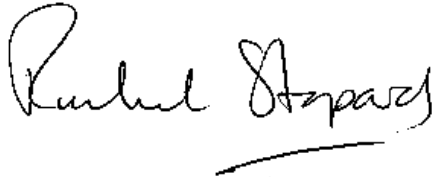
condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities