

Mr Ruben Sesmero Blanco
Santander
AHM 353 Santander House
201 Grafton Gate
Milton Keynes
Buckinghamshire
MK9 1AN
United Kingdom

Application Ref: **2016/3000/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
164-168 Tottenham Court Road
London
W1T 7JE

Proposal:
Alterations to shopfront including the relocation of existing entrance and 2x ATMs.
Drawing Nos: Tottenham CR-0582-EXISTING ELEV.; Tottenham CR-0582-PROPOSED ELEV.; Tottenham Court road - 0582-GF-AP; Tottenham Court road - 0582-GF-AP Rev B; Tottenham Court road-0582-SP-PL.

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: Tottenham CR-0582-EXISTING ELEV.; Tottenham CR-0582-PROPOSED ELEV.; Tottenham Court road - 0582-GF-AP; Tottenham Court road - 0582-GF-AP Rev B; Tottenham Court road-0582-SP-PL.

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

Informative(s):

- 1 Reasons for granting permission.

The relocation of the two existing ATMs to nearer the entrance doors would have a minimal impact on the appearance of the shopfront and host property and is considered appropriate in terms of design, scale and materials. They are in keeping with the commercial identity of the street and would preserve the character and appearance of the conservation area.

With regard to the impact upon highway safety, in the context of the footway width, it is considered that the ATMs would be appropriately positioned and would not impede safe pedestrian movement. Furthermore, they would be located on the busiest elevation of the building.

The proposed double entrance doors would be of a matching design and materials; they would not cause harm to the character and appearance of the host building or the wider area.

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.

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.

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, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.4 of the London Plan 2015, and paragraphs 67 and 68 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).

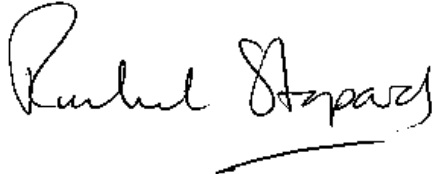
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities