

RBS Planning
Styles and Wood Ltd
Cavendish House
Cross Street
Sale
Trafford
M33 7BU

Application Ref: **2016/3818/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
211-212 Tottenham Court Road
London
W1T 7PP

Proposal:
Alterations to the shopfront and louvred vent for internal plant.

Drawing Nos: 1532 / C232592 / A1, 1532 / C232592 / 140 B, 1532 / C232592 / 150 C

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:- 1532 / C232592 / 140 B, 1532 / C232592 / 150 C



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

- 3 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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The pilaster vent hereby approved shall be used for air intake only at all times during its operation.

Reason: To ensure that the amenity of the area is not adversely affected by noise and disturbance in accordance with the requirements of policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission - Delegated

The proposed development is to construct a white painted pilaster and console bracket on the left hand side of the shopfront to match the existing pilaster/console bracket on the right hand side of the shop front. The new pilaster would contain a 1.9 m high white louvered vent for internal plant.

The proposed alterations to the shopfront would harmonise well with the existing shopfront and would meet CPG1 design criteria. The development would enhance the character of the Conservation Area. The proposed extract vent would be discreetly sited on the pilaster and would be finished in white to match the existing shopfront. Overall, the development would respect the character, setting, context and form of the building and neighbouring buildings and the character of the

conservation area in accordance with policies DP24 and DP25.

The vent would be for air intake only with air discharged via pipes to the rear of the property. Therefore the development would also not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy DP26.

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 2013.

No objections have been received and the planning history of the site has been 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.

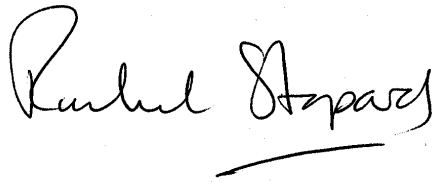
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities