

Lizzie Miller
19 Deane House Studios
Greenwood Place
Kentish Town
London
NW5 1LB

Application Ref: **2016/4629/A**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

20 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
Tottenham Court Road
London
W1T 2BB

Proposal:
Display of 23 x double sided UPVc non-illuminated banners to lamp posts.

Drawing Nos: Technical Information; Banner Look Book; Location Map; Cover Letter (dated 07/12/2016); Individual Sites Plan (revised 07/12/2016).

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 Reason for granting consent

Camden Planning Guidance (CPG1) states that banner advertisements in commercial areas may be considered a suitable form of display and that they must safeguard the amenity, character and appearance of conservation areas and listed buildings.

The majority of the banners would be located within the Bloomsbury and Fitzroy Square conservation areas, with the remainder outside of conservation areas though also in close proximity with adjacent Hanway Street and Charlotte Street conservation areas. The proposed banner locations have taken account of minimising the potential to have an impact upon the setting of listed buildings. The proposed banners are considered to be appropriate in terms of their sizes, design and locations and would not detract from the character and appearance of the existing streetscape; local area or the Bloomsbury or Fitzroy Square conservation areas.

As such, it is considered that the proposal is appropriate in terms of size, design and location without causing excessive visual clutter. It would preserve the character and appearance of the conservation areas and the listed buildings along the route.

Steps have been taken to ensure that the chosen locations for the banners do not interfere with the CCTV cameras in this area.

The banners will not impact on the neighbours' amenity nor be harmful to either pedestrian or vehicular safety.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

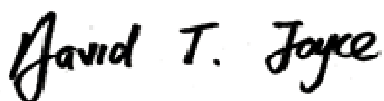
As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities