

Mr Steve Simmonds  
Four Architecture & Design  
The Lux Building  
2-4 Hoxton Square  
LONDON  
N1 6NU

Application Ref: **2017/0167/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

2 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**225-226 Tottenham Court Road**  
**London**  
**W1T 7QF**

Proposal:  
Alterations to front facade (facing Tottenham Court Road) on ground floor of existing bank (Class A2)  
Drawing Nos: Site location plan (ref: PA00); 16 073 PA (01, 02, 11 Rev A, 12 Rev A);  
Design and Access Statement dated 1st Feb 2017.

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; Site location plan (ref: PA00); 16 073 PA (01, 02, 11 Rev A, 12 Rev A); Design and Access Statement dated 1st Feb 2017

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission was previously approved for works to the shopfront under planning application references 2015/2532/P and 2016/3712/P. As part of the on-going refurbishment works, alterations requiring replacing stallrisers on Tottenham Court Road elevation to match the existing on Store Street elevation, and repainting of the external façade of the bank is sought. The stallrisers would be clad in grey polished granite, with the existing unit to be re-painted with grey/beige finish. This would improve the overall appearance of the shopfront and surrounding commercial identity of the high street, in particular the adjacent Bank at Nos. 227 Tottenham Court Road. The proposal is in line with Camden Planning Guidance, in that it respects the detailed design, materials, colour and architectural features of the building. The proposal is therefore considered to enhance and preserve the character and appearance of the host building and surrounding Bloomsbury 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.

No amenity issues are relevant due to the nature of the application.

No comments have been received prior to the determination of this application. The site's planning history was 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 DP30 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords

with policies D1, DP2 and D3 of the London Borough of Camden Local Plan Submission Draft 2016, The London Plan 2016 and the National Planning Policy Framework.

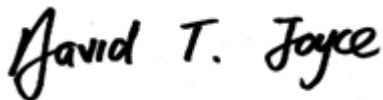
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Planning and Regeneration