

Mr Chris Thorne
Franklin Design Associates
26 The Coach House
Kings Parade Mews
Bristol
BS8 2RE

Application Ref: **2017/4385/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

4 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
204-208
Tottenham Court Road
LONDON
W1T 7PL

Proposal:
Replacement of ground floor internally hung illuminated signage and 1x internally illuminated projecting sign
Drawing Nos: 2886-001, 2886-113, 2886-114 Rev A, Signage Designs (V1) GLYXXXXX x 2, Details of double-sided projecting sign

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2886-001, 2886-113, 2886-114 Rev A, Signage Designs (V1) GLYXXXXX x 2, Details of double-sided projecting sign

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposal replaces 5 internally illuminated suspended signs with 6 similar type signs also behind the shopfront and replaces one external projecting sign.

The proposed behind the shopfront signs are to be suspended at 3 points along the Tottenham Court elevation, 2 along the Chenies Street elevation and 1 on the North Crescent elevation. The proposed projecting sign replaces an existing along the Tottenham Court Road elevation.

The proposed signage is similar in form, style and illumination to that existing, and will predominantly sit behind the shop windows. As such it is not considered to result in harm to the special character of the listed building or the wider conservation area.

Plans have been amended to remove a proposed colour change to the ground floor frontages and the addition of hanging baskets.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when assessing the application.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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

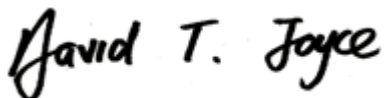
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning