

Application ref: 2018/3547/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 4 October 2018

Development Management
Regeneration and Planning
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London
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Hadfield Cawkwell Davidson
Broomgrove Lodge
13 Broomgrove Road
Sheffield
S10 2LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
95 Tottenham Court Road
London
W1T 4TW

Proposal:
Alterations to shop front elevations on Tottenham Court Road, Howland Street and Cypress Place.
Drawing Nos: (17306 A(PL)-)001 revP05, 010 revP01, 011 revP05, 012 revP01, 013 revP01

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (17306 A(PL)-)001 revP05, 010 revP01, 011 revP05, 012 revP01, 013 revP01 .

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations are considered appropriate in design, location and materials as they respect the proportions and architectural style of the host building. They introduce minor alterations to the entrance and façade of the existing double height windows and shop front of the ground floor retail unit. The alterations are typical of a modern building in this commercial locality and would not be considered harmful to the character or appearance of the host building, street scene or the adjacent Bloomsbury Conservation Area.

Following officer advice the proposal to internally illuminate the perforated panelling to the façade has been removed from the scheme. As a result, the proposed works are not considered to harm the amenity of any neighbouring occupiers in terms of outlook or light pollution.

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 A1 (Managing the impact of development), D1 (Design), D3 (Shopfronts) and C6 (Access) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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.

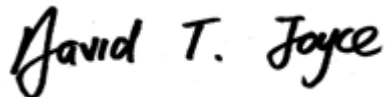
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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

David Joyce
Director of Regeneration and Planning