

Application ref: 2019/0869/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Date: 15 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bidwells  
Seacourt Tower  
West Way  
Oxford  
OX2 0JJ  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**127A - 129 Tottenham Court Road**  
**London**  
**W1T 5AS**

Proposal: Installation of replacement glazed shop front and relocation of entrance door to existing shop (Class A1).

Drawing Nos: Design and Access Statement, (2534-)P-01, E-01 RevA, 101 revA, P-03, P-04 RevE, P-05 RevA, PLAN No\_ B, PAULMA2015-07

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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 and D2 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 Design and Access Statement, (2534-)P-01, E-01 Rev A, 101 rev A, P-03, P-04 Rev E, P-05 Rev A, PLAN No\_ B, PAULMA2015-07

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

Informatives:

- 1 Reasons for granting permission.

The proposal seeks to replace the glazed shopfront with alterations to the entrance and signage within the existing architectural surround. The entrance doors would be relocated to the centre of the plot and widened to exceed the minimum clear door width requirements. The recessed access would be removed by positioning the door on the building line with level access. Following officer advice, the proposal has been amended to introduce a frame to the door which increases its visibility and retains a relationship between the shopfront and upper floors.

The proposed alterations replace an unsympathetic shopfront that includes excessive signage and clutter. There is a prevalence of frameless glazed shopfronts at this end of Tottenham Court Road and therefore the proposals would not be out of keeping with the character and appearance of the area. It is considered that the proposals would preserve the character and appearance of the host building, street scene and the Fitzroy Square Conservation Area.

Whilst glazed shopfronts have some impact in terms of light spill, given the minor nature of proposed works they are not considered to harm the amenity of any adjoining occupiers in terms of outlook, loss of privacy or light spill.

No objections have been received prior to making this decision and the site's planning history has been taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, C5, C6, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the relevant principles of the Fitzrovia Area Action Plan, the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer