

Application ref: 2019/1969/P
Contact: Mark Chan
Tel: 020 7974
Date: 6 June 2019

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

Phone: 020 7974 4444

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Hambury Hird Design Limited
50-52 Wellsway
Bath
BA2 4SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**171 - 172 Tottenham Court Road
London
W1T 7NS**

Proposal:

Ground floor refurbishment of main entrance door and shopfront.

Drawing Nos: Design Access Statement Rev A: June 2019

Proposed External Front Elevation - 232.01.201(A)

Existing External Front Elevation - 232.01.200

Existing Ground Floor Plan - 232.01.000.02

OS Plan (1:1250) - 232.01.000.01

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 and D2 if in 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:

Drawing Nos: 232.01.000.01, 232.01.000.02, 232.01.200, 232.01.201(A) and Design and Access Statement Rev A: June 2019 (Received 04/06/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a six storey building located in the Bloomsbury Conservation area but the building is not listed. The applicant seeks to undertake cosmetic alterations to the main entrance of No. 172 and the shopfront of No. 171 in hope of attracting new tenants.

The proposed dark grey Crittall-Style glazed entrance door is considered an improvement on the existing metal powdered glazed door in terms of appearance. The re-painting of the existing entrance canopy and projecting sign to dark grey and the installation of 3 x recessed LED spotlights would better match the green façade of the building and provide useful lighting to the main entrance. The removal of the existing tiles around the door and re-painting the area would provide a contemporary front elevation with sharp contrast at the main entrance whilst still respecting the host building.

The painting of the fascia of the shopfront at No. 172 to Matt Black is considered acceptable in term of it visual impact. Other elements, e.g. window box, stone moulding, vents and granite stone cladding in the shopfront would be cleaned and retained, which is welcomed. The revised proposal has excluded the application of dark grey vinyl to the internal face of the shopfront glazing from its scope of work. These revisions and alterations would help the shopfront to visually relate with the main entrance of the No. 171 and preserve the glazing on the shopfront. Overall the main entrance and shopfront alterations would add visual interest, quality and vitality to the street scene and are considered acceptable in design and heritage terms.

The new shopfront would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts. No objections have been received prior to making this decision. The planning history of the site and surrounding area have been taken into account.

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.

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1, D2 and D3. The proposed development also accords with the London Plan 2016 and NPPF 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 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.
- 4 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.

- 5 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer