

Application ref: 2019/1738/L
Contact: Tony Young
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Date: 8 July 2019

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Gravity Design Associates
Old Bank
Morocco Street
LONDON
SE1 3HB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

38 Tottenham Court Road
London
W1T 1BZ

Proposal:

Internal refurbishment and alterations to ground floor retail unit, including fixing of partitions, fire door, light boxes, and refitting of flooring and ceiling (retrospective).

Drawing Nos: (GD460_GA_)001, 002, 010 rev B, 100 rev B; (GD460_E_)201 rev A, 203, 204, 205 rev A; GD460_D_400; Heritage, design & access statement from Gravity Design Associates (dated March 2017); Internal door specification from Howdens Joinery Co.

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: (GD460_GA_)001, 002, 010 rev B, 100 rev B; (GD460_E_)201 rev A, 203, 204, 205 rev A; GD460_D_400; Heritage, design & access statement from Gravity Design Associates (dated March 2017); Internal door specification from Howdens Joinery Co.

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 Reason for granted listed building consent:

The proposal seeks consent for internal works of refurbishment and alteration that have already taken place within the ground floor retail unit, including the installation and fixing of partitions, new fire door, light boxes, flooring and ceiling.

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

While works of alteration to the historic fabric of a listed building wouldn't be acceptable, it is recognised that the internal ground floor retail unit is contemporary in design terms and had no internal fabric, fixtures or fittings of any historic merit. As such, the alterations did not involve any intervention into the historic fabric of the building and have no adverse impact (internally or externally) on any features of special architectural or historic interest. Moreover, any methods of fixing or associated works carried out have not been intrusive and are wholly reversible which in listed building terms is a temporary arrangement that allows the current sub-division of the retail shop space to operate in the way that it does.

The alterations are considered to be appropriate in terms of their design, scale, colour, method of fixing, location and materials used, and preserve the special architectural and historic interest of the Grade II listed building. The proposals do not detract from the character and appearance of the Fitzrovia East Neighbourhood and Charlotte Street Conservation Areas, in accordance with Council policies and guidelines, and are acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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 Fitzrovia Area Action Plan (Part 3: Visions and Objectives) 2014, 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 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.

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