

Application ref: 2019/2110/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 22 July 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
www.camden.gov.uk/planning

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:

Butler House
177-178 Tottenham Court Road
London
W1T 7NY

Proposal:

Replacement door and new canopy above.

Drawing Nos: Site Location Plan 232.03.000.11, 232.03.000.12, 232.03.210 (A),
232.03.211, 232.03.330, Design and Access Statement.

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 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 Site Location Plan 232.03.000.11, 232.03.000.12, 232.03.210 (A), 232.03.211, 232.03.330, Design and Access Statement.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The proposal alterations are considered acceptable as they are very minor in nature, and the development will result in a general improvement to the appearance of the property through a series of light touch measures to clean and tidy existing elements alongside the replacement door and installation of the canopy.

The new powder coated black metal door will be slightly wider than the existing which will improve access for all users, however the opening will remain the same size.

The new powder coated canopy is a modest addition which will help distinguish the office entrance from the main shopfront. The canopy shall project approximately 800mm from the building.

Due to the minimal scale of the development, the proposal would not impact upon the amenities of any adjoining residential occupiers.

An associated application for advertisement consent (ref: 2019/2489/A) relating

to a new fascia sign above the new door is recommended for approval alongside this application.

No objections were received on the proposal prior to making this decision. The application site's history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and 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.

Therefore, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. The propose development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 faint rectangular stamp.

Daniel Pope
Chief Planning Officer