

Application ref: 2019/2618/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 22 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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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:

175-176

Tottenham Court Road

London

W1T 7NX

Proposal:

Replacement door, surround and associated alterations, with removal of signage and fixtures.

Drawing Nos: Site Location Plan 232.04.000.01, 232.04.000, 232.04.210(A), 232.04.220(A).

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 232.04.000.01, 232.04.000, 232.04.210(A), 232.04.220(A).

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 planning permission:

The proposed alterations are considered an improvement on the existing arrangement as the development will see the removal of unconsented signage and the general improvement to the visual appearance of this property.

Anthracite grey panelling shall be fitted to match the neighbouring shopfront and harmonise the street frontage. The proposed fascia panel has no advertisement displayed.

A new glazed door shall be fitted to replace the existing one in the same opening, with a brass finish door frame. A brass building number shall be installed above the doorway to clearly announce the entrance as opposed to the neighbouring shop/café. Two small LED lights shall be fitted into the recessed soffit.

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

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 light grey rectangular background.

Daniel Pope
Chief Planning Officer