

Application ref: 2019/3026/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 6 August 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
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Lidl Property Office
Fao. Mr Sam Carson
1st Floor, 4-14 Blackbird Hill
Wembley
London
NW9 8SD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

145 Tottenham Court Road
London
W1T 7NE

Proposal:

Replacement shopfront, including repositioning of front entrance doors and replacement of doors on front, side and rear elevations.

Drawing Nos: (3854/-)101 rev S, 102 rev J, 110 rev K, 111 rev C, 112, 113, 114, 115, 116 rev B; Design & access statement from KLH Architects Ltd (ref. 4390/1-0/1-06/1906011dc P05) dated 04/06/2019; Email from Lidl Property Office dated 09/07/2019.

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 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: (3854/-)101 rev S, 102 rev J, 110 rev K, 111 rev C, 112, 113, 114, 115, 116 rev B; Design & access statement from KLH Architects Ltd (ref. 4390/1-0/1-06/1906011dc P05) dated 04/06/2019; Email from Lidl Property Office dated 09/07/2019.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The shopfront forms part of Maple House which has a distinctive and strong horizontal emphasis given the long projecting canopy above street level and polished granite facing material that extends along the full length. The applicant has confirmed that this will remain unchanged as the proposals relate solely to the retail frontage below and will therefore not affect the canopy or any vertical panels of polished granite at street level.

The proposed replacement of the existing shopfront glazing and entrance / exit doors involve the relocation of the front entrance aluminium framed doors slightly further to the north on the Tottenham Court Road elevation. The alterations are not only necessary to accommodate new retail occupiers at the premises, but also to facilitate a new one-way circulation route for customers through the store by providing step-free access into the store via the repositioned entrance doors and step-free exit out through replacement doors to the south side of the Tottenham Court Road elevation.

The proposals also include the replacement of two pairs of escape doors within existing openings at the side on Beaumont Street North elevation and the existing delivery doors at the rear on Beaumont Street East elevation with new grey steel doors.

Overall, the proposals are considered to be appropriate for this location in terms of the design, scale and materials used, and would be in keeping with the commercial identity of the high street in accordance with Council policies and guidelines and would preserve the character and appearance of the building and wider streetscene generally. As such, the proposals are acceptable.

Due to the minor nature of the proposals and the fact that the proposed shopfront would replace an existing shopfront, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook or

privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1 and D3 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan (Part 3: Visions and Objectives), 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer