

Application ref: 2019/3822/L  
Contact: Nathaniel Young  
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Date: 20 November 2019

**Development Management**  
Regeneration and Planning  
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Tose-Smith LLP  
Old Bake House  
Lower Oddington  
GL56 0UP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**64 Tottenham Court Road  
London  
W1T 2ET**

Proposal:

Internal alterations including interior brick and tile cladding and external painting of the exterior ground floor shopfront (retrospective)

Drawing Nos: P/QUK EV; proposed external colour change document; location plan

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 retained in accordance with the following approved plans: P/QUK EV; proposed external colour change document; location plan.

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.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Reasons for granting listed building consent:

The application has been revised to omit reference to the proposed new signage. Thus the application seeks retrospective consent for the following works to the ground floor commercial unit: New external accent plaster, change from pale green to olive green colour; New internal wall finishes, including brick wall cladding, white ceramic tiles and white plaster; New replacement bar furniture, seating and tables.

The proposed works are considered acceptable and appropriate to this listed building. The proposed works would not involve the removal of any original fabric of significance. The ground floor commercial unit has changed occupants and appears to have been refurbished internally on a number of occasions leaving limited notable surviving historic fabric. The external change in colour would not cause any significant harm to the shopfront beyond what has been established. As such, the works carried out are not considered to detrimentally impact the spatial quality, historic plan form or historic fabric of the building and would preserve the significance of the listed building.

The site's planning history has been taken into account in making this decision. Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

2 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 positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer