

Ms Gemma Davis
ESA Planning
75 Wells Street
London
W1T 3QH

Application Ref **2009/2402/P**
Please ask for **Tania Skelli-Yaoz**
Telephone 020 7974 2516

11 March 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address
264-267 Tottenham Court Road
London
W1T 7RQ

Proposal

Amendments to planning permission for the demolition of 264 267 Tottenham Court Road and the redevelopment of the site to provide a six storey building plus basement for retail (Class A1) restaurant (Class A3) office (Class B1) and 7 residential units [application ref 2004/1953/P and subsequent amendments to 2007/2268/P] to permit change of use of the approved retail unit to A3 restaurant use with associated internal ventilation
Drawing Nos Site Location Plan 1049-400-004/F 1049-400 004/G 300-001/B C50_002 Rev B 001 Rev B 002 Rev F 001 Rev F C3480/M1 RD C3480/M2 RD Combined Building Services report Appendix A & B Planning Statement Ventilation Statement Acoustic Design review Technical Schedule Retail units kitchen extract discharges sketch

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90) expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable discrete continuous note (whine hiss screech hum) and/or if there are distinct impulses (bangs clicks clatters thumps) then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90 expressed in dB(A)

Reason To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 Noise levels of the restaurant supply fan at a point 1 metre external to discharge point at ground floor shop front shall be at least 5dB(A) less than the existing background measurement (LA90) expressed in dB(A) when all plant/equipment are in operation

Reason To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 Prior to the equipment/machinery hereby approved being brought into operation automatic time clocks shall be fitted to ensure that the equipment/equipment does not operate between Midnight and 0800am The timer equipment shall be retained permanently and maintained in good working order thereafter

Reason - To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 SD8 and appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

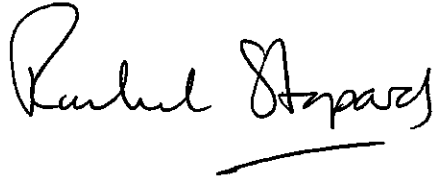
- 1 Reasons for granting permission
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006 with particular regard to policies SD1 (Quality of life) SD6 (Amenity for occupiers and neighbours) SD8A (Disturbance from plant and machinery) R1B (Food drink and entertainment) R2 (General impact of retail and entertainment uses) R3

(Assessment of food and drink uses and licensed entertainment) R7 (Protection of shopping frontages and local shops) and T3 (Pedestrians and cycling) For a more detailed understanding of the reasons for the granting of this planning permission please refer to the officers report

- 2 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments It is further recommended in line with best practice for the disposal of Fats Oils and Grease the collection of waste oil by a contractor particularly to recycle for the production of bio diesel Failure to implement these recommendations may result in this and other properties suffering blocked drains sewage flooding and pollution to local watercourses Further information on the above is available in a leaflet Best Management Practices for Catering Establishments which can be requested by telephoning 020 85074321
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts You are advised to consult the Council's Building Control Service Camden Town Hall Argyle Street WC1H 8EQ (tel 020-7974 2363)
- 4 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 Planning and Public Protection Division (Compliance and Enforcement Team) Camden Town Hall Argyle Street WC1H 8EQ (Tel No 020 7974 5613 or by email ppp@camden gov uk or on the website www camden gov uk/pollution) 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
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Application forms may be obtained from the Council's website www camden gov uk/planning or from the Council's One Stop Reception Environment Department Camden Town Hall Argyle Street WC1H 8EQ (Tel 020 7974 5613 or email env devcon@camden gov uk)
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath or forecourt area until within half an hour of usual collection times For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914 or by email recycling@camden gov uk or on the website www camden gov uk/recycling)

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully

A handwritten signature in black ink, appearing to read "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on
line Just go to www.camden.gov.uk/planning

SR P



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 8866

env devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Michael Murray
MJ Consulting Engineers Ltd
204 Bolton Road
Walkden
Worsley
Manchester
M28 3BN

Application Ref **2009/4856/L**
Please ask for **Victoria Fowles**
Telephone **020 7974 2659**

22 December 2009

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address
The Dominion Theatre
268 - 269 Tottenham Court Road
London
W1T 7AQ

Proposal

To provide an access hatch in the far left corner of the main entrance area within the ceiling void to allow safe access to the balcony floor above.

Drawing Nos Site location plan-1538-002 1538 011 012 001A

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

Conditions And Reasons

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990



INVESTOR IN PEOPLE

- 2 All new work and work of making good shall be carried out to match the original 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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

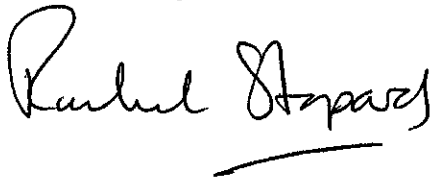
Informative(s)

- 1 Reasons for granting listed building consent

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006 with particular regard to policy B6 (listed buildings) For a more detailed understanding of the reasons for the granting of this listed building consent please refer to the officers report

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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