

Application ref: 2022/1362/P
Contact: Matthew Dempsey
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Date: 12 October 2022

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

CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Maple House
149 Tottenham Court Road
London
W1T 7NF

Proposal:

Alterations to the rear vehicular entrance comprising a separate pedestrian and cycle entrance from Beaumont Place.

Drawing Nos: Site Location Plan 001 P03, 100 P01, 110 P01, 200 P01, 210 P01, 0185-412 A, 0185-612 A. Design and Access Statement (Gibson Thornley, March 2022), Cover Letter (CBRE 28/03/2022). Luminaire Schedule 0185-SC1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 001 P03, 100 P01, 110 P01, 200 P01, 210 P01, 0185-412 A, 0185-612 A. Design and Access Statement (Gibson Thornley, March 2022), Cover Letter (CBRE 28/03/2022). Luminaire Schedule 0185-SC1.

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

- 3 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.

- 4 All undercroft lighting hereby approved shall be limited in illumination to 175 Lux and illumination shall be static in nature.

Reason: In order to protect local amenity in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations at the rear access to the basement level parking area are considered acceptable in terms of scale, design and materials. The existing two way vehicular access will be changed to a single lane for vehicular traffic, controlled by a new traffic light system, with the other lane being set aside for cyclists and pedestrians within a glazed enclosure. The works shall be carried out within the existing undercroft of the rear basement entrance way and set back from the street frontage so will have little impact on the overall appearance of the host building.

The walls of the undercroft shall be clad with black mosaic tiles which is considered to be in-keeping with the character of the host building, and will also tidy up a somewhat neglected area in terms of appearance. A sensor-controlled traffic light is to be fitted to the left hand wall of the entrance, with associated additional traffic markings and traffic light installed further down the vehicular lane and into the basement parking area.

A glazed enclosure shall be installed to the new bicycle and pedestrian lane on the right hand side separating users from vehicles in the other lane. Cyclists are directed away from vehicular traffic towards secure cycle parking spaces. The bicycle and pedestrian route shall be accessed via a glazed door to the right hand side of the new dedicated lane.

The works also include installation of lighting to the undercroft ceiling, illuminating the entrance for all users. Further to this, adjacent to the glazed entrance door to the bicycle lane, a glazed light box shall be installed for the

purpose of future signage display. For the avoidance of doubt, all illuminations shall be restricted to limit the illumination level and shall be static in nature only. This shall be secured by condition. Any display of advertising within the light box would be subject to separate advertisement consent. Given the restrictions in place and the position beneath the undercroft, the lighting is considered acceptable.

Given the nature of the development, the proposals are not considered to have any adverse impact on nearby residential amenity.

The creation of a safe and secure pedestrian and cycle entrance in this location is welcomed.

No objections were received in relation to this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and T1 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

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