

Application ref: 2022/2612/P  
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Date: 10 November 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**51-52 Tottenham Court Road  
London  
W1T 2EQ**

Proposal:

External alterations including increase in height of the existing ground floor rear extension and replacement of existing first floor rear extension, installation of acoustic plant enclosure on replacement rear roof terrace, installation of new shopfront and amalgamation of 2 ground floor retail units into a single retail unit (Class E).

Drawing Nos: 22011-GHA-XX-03-DR-A-0314, 22011-GHA-XX-02-DR-A-2013, 22011-GHA-XX-02-DR-A-0313, 22011-GHA-XX-01-DR-A-2012, 22011-GHA-XX-01-DR-A-0312, 22011-GHA-XX-00-DR-A-2011, 2201 22011-GHA-XX-RF-DR-A-20151-GHA-XX-00-DR-A-0311, 22011-GHA-XX-XX-DR-A-2050, 22011-GHA-XX-XX-DR-A-0350, 22011-GHA-XX-RF-DR-A-0315, 22011-GHA-XX-BB-DR-A-2031, 22011-GHA-XX-BB-DR-A-0331, 22011-GHA-XX-B1-DR-A-2010, 22011-GHA-XX-B1-DR-A-0310, 22011-GHA-XX-03-DR-A-2014, 13081\_C645\_S\_CC\_020, 13081\_G100\_P\_00\_001, 13081\_G100\_P\_AL\_001, 13081\_JA12\_S\_AA\_001, 13081\_JA12\_S\_CC\_001

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: 22011-GHA-XX-03-DR-A-0314, 22011-GHA-XX-02-DR-A-2013, 22011-GHA-XX-02-DR-A-0313, 22011-GHA-XX-01-DR-A-2012, 22011-GHA-XX-01-DR-A-0312, 22011-GHA-XX-00-DR-A-2011, 22011-GHA-XX-RF-DR-A-20151-GHA-XX-00-DR-A-0311, 22011-GHA-XX-XX-DR-A-2050, 22011-GHA-XX-XX-DR-A-0350, 22011-GHA-XX-RF-DR-A-0315, 22011-GHA-XX-BB-DR-A-2031, 22011-GHA-XX-BB-DR-A-0331, 22011-GHA-XX-B1-DR-A-2010, 22011-GHA-XX-B1-DR-A-0310, 22011-GHA-XX-03-DR-A-2014, 13081\_C645\_S\_CC\_020, 13081\_G100\_P\_00\_001, 13081\_G100\_P\_AL\_001, 13081\_JA12\_S\_AA\_001, 13081\_JA12\_S\_CC\_001

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was approved in 2020 under reference 2019/5320/P for the demolition and re-build of the existing first floor rear extension at the site to increase the height of the extension by approximately 0.9 metres. The proposal increased the internal floor-to-ceiling heights at ground and first floor level and did not alter the existing quantum of floorspace. The current application seeks permission for these same alterations along with the amalgamation of the two existing Class E commercial units at ground floor level and shop front alterations.

The two existing ground floor units at nos. 51 and 52 are currently in Class E use, therefore the proposed amalgamation of these two units to create a single, larger Class E unit does not represent development that would require planning permission. Therefore, the proposed conversion works are considered acceptable and would not harm the vitality of the existing retail frontage.

The size, scale and height of the proposed replacement extension would represent a minor increase on the size of the existing structure and would continue to read a subordinate addition as a result. Furthermore, the design, fabric and location of the proposed extension would match that of the existing, and would ensure no harm is caused to the character and appearance of the

host property and surrounding conservation area. Similarly, the proposed alterations to the two existing shopfronts are considered minor and would generally improve the appearance of the two properties at ground floor level.

The proposed extension and replacement enclosed terrace area with new acoustic enclosure around existing roof plant at first floor level would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy or creation of noise nuisance.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with policies D1, D2, TC1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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](http://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.

- 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](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

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', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer