

Application ref: 2021/5527/P
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Date: 14 December 2022

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

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planning@camden.gov.uk

www.camden.gov.uk/planning

Noa Ram Susel Limited
25-27 Heath Street
Suite 9
London
NW3 6TR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**94 Tottenham Court Road
London
W1T 4TN**

Proposal:

Installation of 15 planters around external seating areas
Drawing Nos: 94, Tottenham Court Road, London, Camden, W1T 4TN (site plan); 100 (proposed external seating spec); LF1612-LP-G-UE; 100 Rev 5 (proposed external seating plan)

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-
94, Tottenham Court Road, London, Camden, W1T 4TN (site plan); 100

(proposed external seating spec); LF1612-LP-G-UE; 100 Rev 5 (proposed external seating plan)

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

Informative(s):

1 Reasons for granting permission.

The proposal includes the introduction of 15 mobile planters on the pavement forecourts in front of and to the side of the Bagel Shop on the northern corner of Howland Street and Tottenham Court Road. The provision of the planters would serve to enclose the outdoor seating to the front and side of the shop and separate it from the public pavement.

All planters would be low grey concrete troughs containing small plants and would not be fixed. They would be in keeping with the character and appearance of the locality and are considered acceptable in terms of location, design, size and materials.

Revisions were secured to remove and relocate the planters closest to the tactile paving and the planned dockless bike bay to avoid creating another pinch point. The revised scheme is acceptable in terms of impact on pedestrian access and transport conditions.

By virtue of the nature, scale and location of the works, the proposed development is not considered to cause any harm to the amenities of adjoining residential occupiers in terms of loss of light or outlook.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent 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.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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.

- 5 You are advised that you will need a licence to place tables and chairs on the public highway for eating and drinking activities. It can take up to 2 months to get a licence if representations are received to your application. These should be made online here: <https://www.camden.gov.uk/table-and-chairs-licence>

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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully



Daniel Pope
Chief Planning Officer