

Application ref: 2022/2462/P
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Date: 22 December 2022

Development Management
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Turley
8th Floor, Lacon House

84 Theobald's Road

London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Heal's Building
196 Tottenham Court Road

London
W1T 7LQ

Proposal:

Removal of existing metal canopy and existing roller shutter to entrance on Tottenham Court Road elevation and replacement with bronze framed sliding doors bordered by stone pilasters. Installation of bronze 'Heal's' lettering within paving in front of entrance. Formation or matching 'Heal's' lettering to stone fascia on Torrington Place.

Drawing Nos: Site Location Plan 1215_PL3A-S-00 P1, 1215_PL3A-EX-10 -1, 1215_PL3A-EX-00 P1, 1215_PL3A-EE-02 P1, 1215_PL3A-EE-01 P1, 1215_PL3A-GE-02 P1, 1215_PL3A-GE-01 P1, 1215_PL3A-DE-D1, 1215_PL3A-EX-D1, 1215_PL3A-P-02 P1, 1215_PL3A-P-01 P1, 1215_PL3A-ME-01 P4, 1215_PL3A-P-03 P4, 1215_PL3A-01 P4, Heritage Statement, Baseline Heritage Appraisal

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 1215_PL3A-S-00 P1, 1215_PL3A-EX-10 -1, 1215_PL3A-EX-00 P1, 1215_PL3A-EE-02 P1, 1215_PL3A-EE-01 P1, 1215_PL3A-GE-02 P1, 1215_PL3A-GE-01 P1, 1215_PL3A-DE-D1, 1215_PL3A-EX-D1, 1215_PL3A-P-02 P1, 1215_PL3A-P-01 P1, 1215_PL3A-ME-01 P4, 1215_PL3A-P-03 P4, 1215_PL3A-01 P4, Heritage Statement, Baseline Heritage Appraisal

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details and product specifications of the external sliding doors including a fully annotated plan, section and elevation at 1:1/1:2 and all typical details of head, cill and jambs at 1:10

b) Fully annotated plan, elevation and section drawings detailing the HEAL'S fascia lettering engraving at 1:2

c) Manufacturer's specification details of the bronze material including the inlaid bronze lettering to be submitted to the Local Planning Authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting planning permission:

The Heal's Building is Grade II* listed and an associated listed building consent application has been submitted under ref. 2022/2465/L.

The proposals involve the removal of the existing metal canopy and roller shutter to the entrance on the Tottenham Court Road elevation and the creation of a new entrance with bronze framed glazed sliding doors set in matching stone pilasters.

The new entrance would replace an existing roller shutter which is a non-original feature. The design of the new entrance would be sympathetic to the Listed building with a matching stone pilasters/surround and header and glazed doors in slim bronze frames. Subject to a condition to secure detailed drawings, it would enhance the appearance of the Conservation area.

The bronze effect 'Heal's' lettering in the paving in front of the entrance would also be appropriate to the building and the Conservation Area (subject to a condition regarding details of the material, in the interests of longevity and appearance).

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

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed 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.

- 5 This permission does not include the projecting hanging signage shown on drawing 1215_PI3A_ME_01 which is indicated as being 'Subject to approval at a later stage'

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