

Application ref: 2022/3693/P
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Date: 28 February 2023

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

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c/o Applicant
Optical Center UK Ltd, Unit 13
The Tandem Centre, Tandem Way
London
SW19 2TY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**190 Tottenham Court Road
London
W1T 7PH**

Proposal:

Shopfront alterations including installation of new double sliding external doors, removal of awnings and installation of internal shutters, plus installation of replacement air-conditioning units to rear elevation and other associated works.

Drawing Nos: Site location plan; FC-SITE-000 REV 0: Existing, Existing Front Elevation, Existing Side Elevation, Proposed Front Elevation, Proposed Side Elevation, Shutters, Proposed HVAC Plant; Planning Statement Rev B by Plande dated July 2022; Noise Impact Assessment by VENTA Acoustics dated 11 October 2022; A1/7240/01 sheet-01 rev-0; Examples of shutters and signage.

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; FC-SITE-000 REV 0: Existing, Existing Front Elevation, Existing Side Elevation, Proposed Front Elevation, Proposed Side Elevation, Shutters, Proposed HVAC Plant; Planning Statement Rev B by Plande dated July 2022; Noise Impact Assessment by VENTA Acoustics dated 11 October 2022; A1/7240/01 sheet-01 rev-0; Examples of shutters and signage.

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.

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is 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 15dB(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 A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The existing shopfront has a largely glazed elevation facing Tottenham Court Road and Torrington Place. The proposal would remove part of the existing stallriser to allow installation of new double sliding door entrance, central to the Tottenham Court Road façade. The new doors would have the same thickness frames as the existing shopfront and would match the existing shopfront design and materials. The proposed change would preserve the appearance of the

shopfront and the character of the streetscene and shopping parade. The proposed removal of existing awnings is supported.

An internal perforated shutter is proposed, at 0.2m set back from front elevation. The shutter would be painted white, and an image of a similar shutter was provided which demonstrates that this allows visibility into the premises at night time, and therefore reduce feelings of insecurity by those walking by. There are other premises with internal shutters along the street, and therefore the proposal would fit in with this character.

There are four condensers on the rear elevation of the application site. The proposal includes removing one of them and replacing the existing three with newer and more efficient units. Given that the units would replace existing ones on site and with a reduced number, they are considered acceptable in this location.

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.

The proposed doors would provide step-free access into the premises which is supported.

Given the nature of the alterations proposed, it is likely that no harm would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

A noise assessment has been submitted and this demonstrates that the installation of the proposed units would comply with the Council's standards on noise levels and would not have an adverse impact on the nearest noise-sensitive receivers.

No objections were received prior 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, A4, D1, D2, D3 and C6 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer