

Application ref: 2022/2017/P
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Date: 24 April 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

Mr. Julian de Metz
The Old Library
119 Cholmley Gardens
London
NW6 1AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**76 -78 Charlotte Street
London
W1T 4QS**

Proposal: Installation of projecting (retractable) fabric awning with slim frame on 76-78 Charlotte Street elevation..

Drawing Nos: A00; A01; A10; A20; A21; A220.

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: A00; A01; A10; A20; A21; A220.

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

Informative(s):

1 Reasons for granting permission.

Permission is sought for the installation of a retractable awning fronting Charlotte Street at ground floor level to provide external cover to the area of the ground floor office that is served by large panes of full height glazing which is causing overheating of and glare to the internal space during the summer months.

The proposed fabric awning would extend across the length of the ground floor and would appear as a lightweight structure. The frame and awning would be fixed into the existing steel channel on the façade and when in its closed position would not be widely visible. The subject building is of a contemporary design and the proposed awning would be appropriate in terms of its position, design and materials to the character and scale of the building and would be considered acceptable.

The building that is identified as making a neutral contribution to the character of the Bloomsbury Conservation Area. Along this part of Charlotte Street there are established precedents of retractable awnings on historic shopfronts, specifically at 93, 91, 66 and 64. The proposed awning would therefore not be out of character with the existing streetscape pattern. It would be appropriately scaled so as not to extend across the footpath and, as such, it would not impact or obscure the Conservation Area's identified notable views north along Charlotte Street to the BT Tower.

The proposed retractable awning addition to 76-78 Charlotte Street would therefore be considered to preserve the setting and character of the Charlotte Street Conservation Area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would be no significant impact on the residential amenity of neighbouring properties in terms of reduced outlook or increased noise levels given the nature of the proposal.

There would be at least 2.3m between the bottom of the awning and the pavement to ensure that pedestrians can continue to use the pavement safely.

The site's planning and appeals history has been taken into account when coming to this decision. The Bloomsbury CAAC advised that they had no comments to make on the proposal. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T1 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

2 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.

- 3 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).
- 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>.

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