

Application ref: 2023/2138/P
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Development Management
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**69 Charlotte Street
London
W1T 1RS**

Proposal:

Erection of basement extension and alterations to shopfronts on Charlotte Street and Tottenham Street elevations.

Drawing Nos: 1000 rev 0 dated 08/12/2023, 2000 rev 0 dated 08/12/2023, 2001 rev 0 dated 08/12/2023, 2006 rev 0 dated 08/12/2023, 2007 rev 0 dated 08/12/2023, 2008 rev 0 dated 08/12/2023, 2009 rev 0 dated 08/12/2023, 2010 rev 0 dated 08/12/2023, 2011 rev 0 dated 08/12/2023, 2016 rev 0 dated 08/12/2023, 2017 rev 0 dated 08/12/2023, 2020 rev 2 dated 20/12/2023, 2021 rev 2 dated 20/12/2023, Heritage Assessment, Design & Access Statement dated 04 May 2023, Cover Letter ref U0021733/GAO/GBR/KAT/AME, Basement Impact Assessment rev 0 dated April 2023, Subterranean Construction Method Statement including Appendix A, B & C rev 01 dated May 2023.

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:

1000 rev 0 dated 08/12/2023, 2000 rev 0 dated 08/12/2023, 2001 rev 0 dated 08/12/2023, 2006 rev 0 dated 08/12/2023, 2007 rev 0 dated 08/12/2023, 2008 rev 0 dated 08/12/2023, 2009 rev 0 dated 08/12/2023, 2010 rev 0 dated 08/12/2023, 2011 rev 0 dated 08/12/2023, 2016 rev 0 dated 08/12/2023, 2017 rev 0 dated 08/12/2023, 2020 rev 2 dated 20/12/2023, 2021 rev 2 dated 20/12/2023, Heritage Assessment, Design & Access Statement dated 04 May 2023, Cover Letter ref U0021733/GAO/GBR/KAT/AME, Basement Impact Assessment rev 0 dated April 2023, Subterranean Construction Method Statement including Appendix A, B & C rev 01 dated May 2023.

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

- 3 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design as approved by the local planning authority and building control body and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment rev 0 dated April 2023, Subterranean Construction Method Statement including Appendix A, B & C rev 01 dated May 2023. hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of development, 'approval in principle' (AIP) for the proposed development must be secured and approved in writing from the Council's transport department and planning authority.

Reason: To ensure the structural integrity of the public highway is maintained in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The new shopfront and stall riser shall be painted timber in colour.

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:

The application site is a four storey building, with additional attic storey, located on the corner of Charlotte Street and Tottenham Street. The proposals are to alter the shopfront, creating a centralised door and to lower the floor at basement level as the finished floor to ceiling height, currently stands at approximately 1.3m, which is unusable, to a finished floor to ceiling height of 2.9m.

A stall riser is proposed along Charlotte Street Elevation. An existing stall riser is made from a modern reflective material, however will be replaced with a more traditional timber approach. This detail will be secured by way of a condition. At present the glass extension along the Tottenham Street elevation has a small stallriser, however it is proposed to be replaced with a more traditional timber stallriser at an increased height to align with that proposed on Charlotte Street. The increased height would also provide some internal privacy and provide continuity from the Charlotte Street elevation.

Two access doors are currently located on the Charlotte Street elevation. One door was used for the ground floor use, whilst the other door provided access to the flats above. The proposal would see the installation of a centralised door along the Charlotte Street elevation for the ground floor use and the entrance door to the flats will be relocated to the Tottenham Street elevation.

The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed lowering of the floor at basement level from a finished floor to ceiling height of 1.3m, which is unusable, to a finished floor to ceiling height of 2.9m, has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with

membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

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 works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

A condition is attached requiring Approval in Principle to be secured from the Council's Transport Team in order ensure the structural integrity of the public highway is maintained following the basement works.

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

As such, the proposed development is in general accordance with policies A1, T1, D1, D2, and A5 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 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 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.

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 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer