

Application ref: 2023/5160/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: Daren.Zuk@camden.gov.uk  
Date: 22 March 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

VLH Associates  
93 Whitstable Road  
Canterbury  
CT2 8EE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7-10 Charlotte Mews**  
**London**  
**W1T 4EE**

Proposal:  
Replacement of window with doors in side elevation of No.9-10; installation of steps from No.9-10 onto the roof of No.7-8; erection of roof extension to provide staircase at No.7-8; removal of 14x air conditioning units, relocating 2 existing units and installing 4 air conditioning units; erection of acoustic screening and balustrading/guard rails on roof of No.7-8; provision of a landscaped roof terrace on No.7-8.

Drawing Nos:

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:

(Prefix 2447-MP-DR) X001 rev P02, X002 rev P02, X003 rev P03, X004 rev P02, X005 rev P03, X006 rev P02, P001 rev P02, P002 rev P02, P003 rev P02, P004 rev P02, P007 rev P01, P008 rev P04, P009 rev P02, P010 rev P01, P011 rev P01, P012 rev P01, Planning Heritage Design & Access Statement dated December 2023, Noise Impact Assessment dated 14/11/2023 prepared by Nova Acoustics, VRV Heat Recovery Service Manual - Daikin SiUS39-602

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 first occupation of the roof terrace, full details in respect of the roof planting in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance including means of access to the planting zones
- ii. full details of planting species and density

The roof planting shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 The external noise level emitted from the plant equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 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 ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by vibration 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 roof terrace will feature a new black metal safety balustrade along the front and side perimeter of the roof edge, dark brass metal mesh visual screening set in from the front roof edge, solid metal panel screening set in from the side roof edge (facing 24-26 Tottenham Street), and associated seating and planters. The proposed safety balustrades are considered an improvement over the existing balustrades in terms of colour and materiality and will match the character and design of the existing building. Similarly, the privacy screening set in from the roof edge is considered acceptable given its limited visibility from the public realm. The additional of perimeter planting and green roof will soften the roofline while offering additional biodiversity at roof level. Details of the proposed roof planting will be secured by condition.

The new aluminium framed external door from the side elevation of no. 9-10 will be of a matching design as the existing fenestration and feature a new brick lintel. It is considered acceptable in terms of size, design, and materials, and will respect the character of the host building and wider Conservation Area.

To create a secondary means of escape from the roof level, the existing stair core at no. 7-8 will be extended upwards in the form of a small roof structure. Given its small footprint, low height, limited visibility, and use of matching brick facade, it is not considered to harm the character of the host building nor that of the wider Conservation Area.

The removal of 14x air conditioning units, relocation of 2x existing units, and installation of 4x new air conditioning units with associated acoustic enclosures are considered acceptable, given their location at the rear of the roof of no. 7-8 and lack of visibility from the public realm. It is therefore considered that the proposal would preserve the character and appearance of the host building and the Charlotte Street Conservation Area.

A Noise Impact Assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, the noise emitted from the air-conditioning units would be within the requirements of Policy A4. The proposals have been reviewed by the Council's Environmental Health Officer who deemed them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels.

With regards to amenity impacts to adjacent properties, the roof terrace is not considered to create any additional impact as will not have any outlook to any residential properties on Charlotte Mews, Tottenham Street, or Whitfield Street due to the installation of the 1.8m tall privacy screens. In addition, due to the nature of the office use, it is assumed that the outdoor amenity spaces will mainly be utilised during weekday working hours, thus lessening any potential noise or overlooking concerns. In order to mitigate any potential amenity impacts from the use of the roof terraces, a condition will be added limiting the use of the terrace to 08.00 to 20.00, Monday through Friday. Due to the siting of the proposed air conditioning units, coupled with the provision of noise mitigation measures, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers.

- 2 No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, A3, A4, D1, D2, CC1, CC2, and CC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 5 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](http://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