

Application ref: 2023/4727/P  
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Date: 13 May 2024

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

Phone: 020 7974 4444

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

Gerald Eve LLP  
One Fitzroy  
6 Mortimer  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**48 Charlotte Street**  
**London**  
**W1T 2NS**

#### Proposal:

External alterations including: creation of roof terraces at first floor, third floor and main roof level; extension of stairwell and lift overrun; replacement windows; alterations to doors and windows at ground floor level; relocation of air handling unit; and associated external alterations including installation of pergolas on the main roof.

#### Drawing Nos: Existing plans:

(EX)099 rev PL1; (EX)100 rev PL1; (EX)101 rev PL1; (EX)102 rev PL1; (EX)103 rev PL1; (EX)104 rev PL1; (EX)105 ref PL1; (EX)106 rev PL1; (EX)200 rev PL1; (EX)201 rev PL1; (EX)202 rev PL1; (EX)203 rev PL1; (EX)204 rev PL1; (EX)205 rev PL1; (EX)300 rev PL1; (EX)301 rev PL1;

#### Demolition plans:

(DE)099 rev PL1; (DE)100 rev PL2; (DE)101 rev PL1; (DE)102 rev PL2; (DE)103 rev PL1; (DE)104 rev PL1; (DE)105 rev PL1; (DE)106 rev PL1; (DE)200 rev PL2; 437(DE)201 rev PL1; 437(DE)202 rev PL1; 437(DE)203 rev PL1; 437(DE)204 rev PL1; 437(DE)205 rev PL1; 437(DE)300 rev PL1; 437(DE)301 rev PL1;

#### Proposed plans:

437(SP)001 rev PL1; 437(GA)100 rev PL2; 437(GA)102 rev PL2; 437(GA)103 rev PL4; 437(GA)105 rev PL3; 437(GA)106 ref PL2; 437(GA)200 rev PL2; 437(GA)201 rev PL2; 437(GA)202 rev PL2; 437(GA)203 rev PL3; 437(GA)204 rev PL4; 437(GA)205 rev PL3; 437(GA)206 rev PL2; 437(GA)207 rev PL2; 437(GA)300 rev PL2; 437(GA)301 rev PL4; 437(GA)302 rev PL3;

Supporting documents:

Operational Management Plan dated 19/03/2024; Plan Sound Assessment prepared by Peninsular Acoustics dated November 2023; Sustainability Statement prepared by Gerald Eve.

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:

Existing plans:

(EX)099 rev PL1; (EX)100 rev PL1; (EX)101 rev PL1; (EX)102 rev PL1;  
(EX)103 rev PL1; (EX)104 rev PL1; (EX)105 ref PL1; (EX)106 rev PL1;  
(EX)200 rev PL1; (EX)201 rev PL1; (EX)202 rev PL1; (EX)203 rev PL1;  
(EX)204 rev PL1; (EX)205 rev PL1; (EX)300 rev PL1; (EX)301 rev PL1;

Demolition plans:

(DE)099 rev PL1; (DE)100 rev PL2; (DE)101 rev PL1; (DE)102 rev PL2;  
(DE)103 rev PL1; (DE)104 rev PL1; (DE)105 rev PL1; (DE)106 rev PL1;  
(DE)200 rev PL2; 437(DE)201 rev PL1; 437(DE)202 rev PL1; 437(DE)203 rev  
PL1; 437(DE)204 rev PL1; 437(DE)205 rev PL1; 437(DE)300 rev PL1;  
437(DE)301 rev PL1;

Proposed plans:

437(SP)001 rev PL1; 437(GA)100 rev PL2; 437(GA)102 rev PL2; 437(GA)103  
rev PL4; 437(GA)105 rev PL3; 437(GA)106 ref PL2; 437(GA)200 rev PL2;  
437(GA)201 rev PL2; 437(GA)202 rev PL2; 437(GA)203 rev PL3; 437(GA)204  
rev PL4; 437(GA)205 rev PL3; 437(GA)206 rev PL2; 437(GA)207 rev PL2;  
437(GA)300 rev PL2; 437(GA)301 rev PL4; 437(GA)302 rev PL3;

Supporting documents:

Operational Management Plan dated 19/03/2024; Plan Sound Assessment prepared by Peninsular Acoustics dated November 2023; Sustainability Statement prepared by Gerald Eve.

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 The 1.8 metre high screens to be erected on the north and east elevations of the roof terrace hereby approved on the roof of the 3 storey rear extension shall include timber screens and obscure glazed polycarbonate panels.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace at 3rd floor level shall not commence until the screens, as shown on the approved drawings, has been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof of the 3 storey rear extension (not shown as a roof terrace on the plans hereby approved) shall be accessed for maintenance purposes only and shall not be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 7 The use of the roof terraces hereby permitted shall not be used outside the following times: 08:00 hours to 19:00 hours on Monday to Friday and shall not be used on weekends and bank holidays.

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

- 8 No music shall be played on the roof terraces hereby approved.

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

- 9 The areas of the roof terraces hereby approved shown as planter areas and green roofs shall not be used as external seating areas and shall be accessed for maintenance purposes only,.

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

- 10 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

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.

- 11 Before the use commences, the air handling unit shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

- 12 Prior to the relevant part of the works details of the proposed lighting scheme, to include a lux levels plan shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter.

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

- 13 Prior to the first occupation of the building, the cycle storage area for 17 cycles shall be provided in its entirety in accordance with the details shown on the approved plans. The approved facility shall permanently be retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 14 Prior to commencement of development, full details in respect of the living roof 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
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 15 The operational management statement dated 19/03/2024 for the roof terraces hereby approved shall be adhered to throughout the period of their use.

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

Informative(s):

- 1 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.
- 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 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.
- 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](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 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