

Application ref: 2024/0353/P
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Date: 6 August 2024

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Monmouth Planning Ltd
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Monmouth Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Charlotte Street
London
Camden
W1T 2LT

Proposal:
Refurbishment of the existing shopfront including replacement of existing tiles with new ceramic coloured tiles, painting of low-level planter, and installation of awning.

Drawing Nos: Location Plan; 215.01/05.1/A; 215.01/03.2; 23004_AJ_EL_01;
23004_AJ_EL_012

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: Location Plan; 215.01/05.1/A; 215.01/03.2; 23004_AJ_EL_01; 23004_AJ_EL_012.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The proposal seeks the refurbishment of the existing shopfront including replacement of existing tiles with new ceramic coloured tiles, painting of low-level wall, installation of a new planter on the low-level wall and installation of an awning.

The proposals only relate to the ground floor shopfront, external tiled area, and low-level wall.

The proposed changes to the shopfront including installation of an awning; painting of the shopfront and a change in colour and styling of the tiles to the front elevation at ground level. The intended change of colours to the shopfront are similar/complementary to the existing colours of the existing shopfront and in keeping with the existing fenestration. These changes would be considered as acceptable causing no harm to the character of the street and building. A traditional retractable awning is proposed retained above existing windows and entrance. The awning includes the display of the address. The awning is of a sufficient height to ensure it would not impact on pedestrian movement.

The installation of a new grey powder coated metal planter on side wall. This would replace an existing planter of a similar size, a number of the units on Charlotte Street have planters on the low boundary walls and the current proposal would in keeping.

The proposed alterations to the existing ground floor facade and shopfront, including planter and awning are considered acceptable. and consistent with this part of the commercial street frontage. It will not harm the character and appearance of the host property, the streetscene or this part of the Charlotte Street Conservation Area.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to existing commercial frontages.

The site's planning and appeal history has been taken into account when

coming to this decision. No objections have been received in relation to the proposals.

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 [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1, D2 and D4 of the Camden Local Plan 2017, London Plan 2021 and the National Planning Policy Framework 2023.

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

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

Daniel Pope
Chief Planning Officer