

Application ref: 2024/5588/P
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Date: 7 February 2025

Development Management
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Mr Julian de Metz
Offices And Premises At Part Ground Floor Wired
76 Charlotte Street
London
W1T 4QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Offices And Premises At Part Ground Floor Wired
76 Charlotte Street
London
W1T 4QS

Proposal:
Replacement of existing ramp to ground floor with new external metal stair access with railing to basement, installation of new glazed entrance screen including a door for access.

Drawing Nos: Site Location Plan; A09; A010; A11; A50; A51; A099; A100C; A101; SK01; Design and Access Statement dated December 2024.

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: Site Location Plan; A09; A010; A11; A50; A51; A099; A100C; A101; SK01; Design and Access Statement dated December 2024.

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 ground floor unit shall not be occupied until the wheelchair access via the platform lift, accessed from Chitty Street, has been completed. The platform lift shall be retained and maintained thereafter.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policy C6 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property is an office building located in the Charlotte Street Conservation Area. The proposed works would be taking place both on the Charlotte Street and Chitty Street elevations.

This application seeks approval to replace the existing ramp to ground floor on the Charlotte Street elevation with an external metal staircase with railings to basement. The existing external lightwell would be opened in order to give access to the basement (which is currently an empty basement space) with a new glazed entrance including two doors. The proposal also includes internal alterations to allow the installation of an internal platform lift on the Chitty Street elevation to provide access from street level to ground floor level.

Lightwells are a common feature in the streetscene. There are numerous examples of open lightwells on Charlotte Street and the vicinity and the proposed lightwell would therefore form part of the character and appearance of the Charlotte Street conservation area.

The internal lift would improve accessibility to the building as the existing ramp is currently not compliant with regulations being 1:12. This new proposal is fully part M compliant. The internal lift is necessary to mitigate the loss of the existing ramp and a condition is included on this permission to ensure it is installed and retained.

The proposals ensure the building is fully accessible to all in accordance with policy C6.

Overall therefore, the proposals are considered to be sympathetic to and in

keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Charlotte Street Conservation Area in which it is located, and as such, is acceptable.

Due to the nature of the proposed works, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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, C6, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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