

CBRE
Henrietta House
Henrietta Place
London
W1H 0NB

Application Ref: **2012/2133/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

30 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
74 Charlotte Street
London
W1T 4QH

Proposal:

Demolition of building behind retained four storey front façade and redevelopment for a 5 storey building that includes a new mansard roof level with rear terrace, a rear terrace at second floor level, plus excavation to form a basement level with front lightwell, to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews.

Drawing Nos: Site location plan; (PL)002; (PL)003-A; (PL)004-A; (PL)005-A; (PL)006-A; (PL)007; (PL)008; (PL)009-A; (PL)010-A; (PL)011-A; (PL)12-A; (PL)13-B; (PL)014-B; (PL)15-B; (PL)016-C; (PL)017-B; (PL)018-B; (PL)019-B; (PL)20-B; (PL)021-B; (PL)022; (PL)023-A; Daylight/Sunlight report by GVA dated 17th February 2012; Lifetime Homes Statement by Darling Associates; Heritage Statement by Montagu Evans dated March 2012; Environmental Noise Study by GPC dated February 2012; Structural Engineer's Report by Michael Barclay Partnership dated 16 February 2012; Statement of Community Involvement by Grayling; Planning Statement by CBRE dated February 2012; Energy Statement Report by GPC dated 16/02/12; Design and Access Statement by Darling Associates dated February 2012 Rev. 2; and Construction Management Plan by Roxylight



London Ltd dated 10/02/12.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed re-development scheme by reason of its height, bulk, mass and detailed design would fail to enhance the character and appearance of the Charlotte Street Conservation Area to an appreciably greater extent than the existing building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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