

Mr Mike Washbourne
WASHBOURNE FIELD PLANNING
Unit 1
Bermondsey Exchange
179 - 181 Bermondsey Street
London
SE1 3UW
United Kingdom

Application Ref: **2014/3932/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

15 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**64 Charlotte Street
and 32 Tottenham Street
London
W1T 4QD**

Proposal:

Details pursuant to condition 2 (detailed design) of planning permission granted on appeal on 29/11/2013 (reference: 2012/3537/P & APP/X5210/A/13/2198369) for erection of extensions at first to third floor level, raising of cornice by 240mm, alterations to fenestration, shopfront and addition of railings and stairs to open front lightwell all in connection with change of use from offices (Class B1) and retail (A1) to retail (Class A1) at basement and ground floor level and residential on the first to third floors (1 x 3 bed, 2 x 2-bed and 3 x 1-bed) (Class C3).

Drawing Nos: 1305-LOC; 1329-PC-310; 1329-PC-311; 1329-PC-312; 1329-PC-314; 1329-PC-315; 1329-PC-316; 1329-PC-317; 1329-PC-318; 1329-PC-319; 1329-PC-320; 1329-PC-321; 1329-PC-322; 1329-PC-330.

The Council has considered your application and decided to grant permission



Informative(s):

- 1 The detailed design and materials of the proposed doors, windows and railings are considered to be high quality. The window proportions and slim glazing bars are characteristic of the conservation area. The design of the railings is simple and matches those elsewhere in the locality. The proposal is considered to preserve and enhance the character and appearance of the host building and Charlotte Street Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

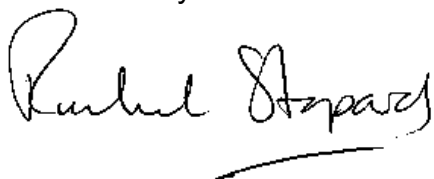
- 2 You are advised that all conditions relating to planning permission granted on appeal on 29/11/2013 reference 2012/3537/P (Appeal reference: APP/X5210/A/13/2198369) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment