

Mr. Henry Courtier
Pegasus Group
23 Hanover Square
London
W1B 1JB

Application Ref: **2014/7427/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

16 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
74 Charlotte Street
London
W1T 4QH

Proposal:
Details of cycle storage in relation to condition 11 of planning permission 2012/2133/P granted on appeal on 20/09/2013 for 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 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: 14069(PL)05-1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



1 Reason for granting:

The submitted details for cycle storage are acceptable. The cycle storage would be a vertical hanging arrangement. Whilst the Council's preference is for Sheffield or josta stands, in this instance there is not sufficient space for these arrangements. As such, in this instance the incorporation of vertical hanging cycle parking is considered acceptable.

The full impact of the proposed development has already been assessed. The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building or street scene, or the amenity of adjoining occupiers.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1 and 6.9 of the London Plan 2011; and paragraphs 14, 17, 29-30, 35 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3 (materials and details), 4 (maintenance access), 6 (shopfront), 7 (appointment of engineer), 8 (green roof), 10 (plant), 13 (PVs) and 14 (mansard details) of planning permission granted on appeal on 20/09/2013 (2012/2133/P) are outstanding and require details to be submitted and 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



Ed Watson
Director of Culture & Environment