

Mr Stuart Faulding  
Veretec  
25 Christopher Street  
London  
EC2A 2BS

Application Ref: **2015/0083/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

12 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**73-75 Charlotte Street**  
**34 - 38 Tottenham Street**  
**4 Tottenham Mews**  
**London**  
**W1T 4PW**

#### Proposal:

Details of railings required by condition 3b of planning permission 2012/2045/P dated 13/12/2012 for erection of a part 3/4/5 & 6 storey building plus basement level for a mixed use development comprising of 11 residential units (Class C3) and 253sqm of office (Class B1) floorspace.

Drawing Nos: (21164-09-AR-24-) 300 E; 301 D; 302 D; 303 C; 304 D; 305 D; 306 D; 500 D; 501 E; 502 B; (3233/EAG-06-) S014 C1; S007 C1; D031 C1; D029 C1

#### Informative(s):

- 1 Reason for approving details:

The application seeks to discharge condition 3b of application 2012/2045/P which



requires typical details of the new railings and balustrades including the method of fixing. The detailed design and method of fixing of the proposed railings and balustrades are considered to be acceptable and are of a high quality. The proposed railings are considered to preserve and enhance the character and appearance of the conservation area.

No objections have been 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 development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy 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 reminded that condition 3c is of planning permission 2012/2045/P granted on 13/12/2012 is outstanding and details are required 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