

Mr Graham
Mr Glaspole Graham
Graham Associates

Application Ref: **2014/3710/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

2 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
93 Charlotte Street
London
W1T 4PY

Proposal:
Erection of single storey rear at first floor level and renovation of restaurant.
Drawing Nos: Site plan, 6239/22.1.15/01B, 6239/22.1.15/02B, 6239/22.1.15/03C,
6239/22.1.15/04C.

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, 6293/22.1.15/01D, 6293/22.1.15/02D, 6293/22.1.15/03D and 6293/22.1.15/04D

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to use, the extract/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

- 1 The application site relates to a mixed use property built over four storeys. The property is currently used as a restaurant with seating at ground floor, storage at basement level and office use at first floor. The remaining upper floors are used for residential purposes. The site falls within the Charlotte Street Conservation Area as well as the Central London Area. Charlotte Street has been identified as a secondary shopping frontage under CPG 5 and falling within the Fitzrovia Area Action Plan. The location of the site is close to the Goodge Street Station and the area has a mixed use character with residential, commercial and educational sites such as Saatchi and Saatchi, University of London and the Pollock's Toy Museum

all in close proximity.

The proposal includes the reduction of the current terrace areas at first floor; insertion of new internal spiral staircase at ground floor and first floor; as well as a rear extension at first floor.

The proposed internal staircase would connect the ground floor restaurant area with its associated office use at first floor. As the proposal is internal, it will have no impact on the character of the property. At the rear of the property, the appearance of the area is cluttered with tightly packed buildings and extensions. At present, there is an existing roof terrace and a smaller rear extension that is accessed via the first floor. This extension measures 1.6 metres in width, 2.6 metres in height and 5.5 metres in depth. The proposed extension would occupy a similar footprint, however would be reduced in depth to 4.5 metres in order to allow a lightwell. It would also have a width of 2.8 metres and a height of 3 metres. The existing terrace area would be reduced in size from a total area of 8 square metres to 3.5 square metres. The proposed extension would not significantly harm the rear elevation in terms of its bulk and size. As there is a great deal of clutter to the rear the proposed rear extension would enhance the appearance of the property's rear elevation and the general area by removing the existing clutter and further defining the appearance of the rear elevation.

The extension has been reduced in width and height in order to allow the rear elevation of the building to be less obstructed. The existing pipework has also been repositioned. The proposed extension is in keeping with the property by way of its size and design and does not dominate the rear elevation. Additionally, given the existing character of the property, the proposed extension would make little difference to the tight building relationships at the rear of the site. No changes are proposed at front elevation.

The development would have no impact on the amenity of existing neighbours or residential units by way of loss of light, enclosure or loss of privacy. There are no new windows proposed looking towards neighbouring properties. The proposed new window would look inwards toward the smaller terrace area. Additionally, due to the treatment of the rear there are no residential gardens or spaces that the development would unacceptably overshadow. The properties to either side of the application site are commercial at ground and first floor.

The Environmental Health officer has commented that the proposed pipe work is acceptable. All relevant teams have been consulted. No objections have been received. The site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5, CS7, CS8, CS9, and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP12, DP13, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with the Camden Fitzrovia Area Action Plan (2014), policies 2.15, 5.3 and 7.4 of the London Plan (2011) and chapters 2, 7 and 12 of the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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