

Mr. Henry Courtier
Pegasus Group
23 Hanover Square
London
W1S 1JB

Application Ref: **2015/0495/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

6 March 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 materials required by condition 3 of appeal decision APP/X5210/A/13/2193888 (Council ref: 2012/2133/P) dated 20/09/13 (for part demolition of building and redevelopment for a five storey building comprising restaurant and residential flats).

Drawing Nos: 14069(PL)01, 14069(PL)02, 14069(PL)08, 14069(PL)09, 14069(PL)10, 14069(PL)11, 14069(PL)12, 14069(PL)13, 14069(PL)14, 14069(PL)15 and brick displayed on site (with recessed headers in Flemish bonding).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

The detailed design of the facing materials of the proposed brickwork, metal screen and gate, plant access, glass balustrade, doors and windows are considered to be of high quality. The proposed solid sliding sash windows and reveal are



characteristic of the conservation area. The contemporary windows to the rear are in keeping with the design of that elevation. The proposed brickwork (recessed headers in Flemish bonding) 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 reminded that the other conditions relating to planning permission APP/X5210/A/13/2193888 (Council ref: 2012/2133/P) granted on 20/09/2013 have been submitted but still require details to be approved prior to commencement of development.

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