

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

Application Ref: **2015/0585/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

25 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: Discharge of condition 7 (appointment of a fully qualified chartered engineer) granted under reference 2012/2133/P granted on appeal on 20/09/13 (for the 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 front 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: Appointment letter from Fisher King dated 28/01/2015, Confirmation letter from Heyne Tillett Steel dated 29/01/2015 and Letter from a Hydrogeologist dated 24/03/2015.

The Council has considered your application and decided to grant approval:

Informative(s):



1 Reason for approval:

The submitted information confirms that chartered structural engineers have been appointed to oversee the basement construction works. The engineers appointed do not have some of the relevant qualifications which comply with the requirements of Camden Planning Guidance (CPG4 - Basements and lightwells), i.e "CGeol". However, although not a specialist in hydrological engineering, the principal engineer appointed on this project is suitably qualified for the works to be undertaken and sufficient information has been provided to demonstrate this. At the request of the council, a further letter has been submitted by the applicant. This letter demonstrates that an assessment has been made by them in conjunction with an Engineering Geologist with the "cGeol" (Chartered Geologist) qualification from the Geological Society of London. The letter confirms that the services of a Hydrogeologist are not required in this case. In light of this, it is considered that the details submitted are considered sufficient to satisfy the requirements of condition 7 of planning permission 2012/2133/P granted on appeal on 20/09/2013.

The proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14 and 17 of the National Planning Policy Framework.

- 2 You are reminded that the other conditions relating to planning permission granted on appeal on 20 September 2013 (reference 2012/2133/P) have been submitted but still require further details to be approved; these are Conditions 3 - Conservation Area Consent, and 14(Mansard Roof / Chimney details). Conditions 6 (Shop Front) and 10 (plant equipment) are yet to be submitted.

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