

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

Application Ref: **2015/0747/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

10 April 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 structural method statement required by condition 3 of appeal decision APP/X5210/E/13/2193893 (Council Ref: 2012/2187/C) dated 20/09/2013 (demolition of building with façade retention).

Drawing Nos: BC-15-080-SK01, BC-15-080-SK02, BC-15-080-SK03, BC-15-080-SK04, BC-15-080-SK05, Method Statement and Risk Assessment by ABC Demolition dated 30/01/15, Design calculations 1 and 2, Letters from Structural Engineer.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission

The submitted statement, accompanying drawings and letters have sufficient details to demonstrate the method of securing the retention and protection of all walls, the joint chimney with No. 72 Charlotte Street and all the other features shown to be retained on the demolition drawings approved under planning



permission number 2012/2187/C on Appeal ref. 2193893 dated 20/09/13. These will be adequately protected and retained during the development phase and thereafter. The proposal is considered to preserve the character and appearance of the host building and Charlotte Street Conservation Area.

The submitted documents are consistent with the general expectations of the approved scheme and acceptable in all other respects.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.18, 7.4 and 7.8 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 126-141 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 include condition 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