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Application Ref: **2014/7877/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

13 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**74 Charlotte Street**  
**London**  
**W1T 4QH**

Proposal:

Demolition of existing building behind retained front facade and erection of new building comprising restaurant (Class A3) at ground floor and basement level 5 x residential units (Class C3) comprising 1 x 1 bed, 2 x 2 bed & 2 x 3 bed on the upper floors together with creation of new residential entrance from Charlotte Mews.

Drawing Nos: Planning Drawings: 1(01)-S-001, 1(01)-P-001, 1(01)-P-002, 1(01)-P-003, 1(01)-P-0B0, 1(01)-E-001, 1(01)-E-002, 1(03)-P-0B0, 1(03)-P-0G0 - Ground Floor Plan Existing, 1(03)-P-0G0 - Ground Floor Plan, 1(03)-P-001, 1(03)-P-002, 1(03)-P-003, 1(03)-P-004, 1(03)-P-005, 1(03)-E-001, 1(03)-E-002, 1(03)-E-003, 1(03)-E-004, 1(03)-X-001, 1(03)-X-002, 1(03)-X-003, 1(03)-X-004; Heritage Statement, Construction Phase Plan, Daylight and Sunlight Report (17th Feb 2012), SAP worksheet, Code for Sustainable Homes (2012), CIL form, BREEAM, APPENDIX D: London Heat Maps, Environmental Noise Survey (2012), Addendum to MBP 'Outline Construction Methodology & Basement Impact (2012).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):



## Reason(s) for Refusal

- 1 The proposal, by reason of the scale, height and bulk of the projecting wing which fails to relate to the existing terrace, would have a harmful impact on the setting of the listed building at no.72 Charlotte Street, would be detrimental to the consistency of the terrace and would harm the character and appearance of the Charlotte Street Conservation Area. As such the proposal would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Local Development Framework Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy (2010) and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies (2010).
- 3 The proposed development, in the absence of a Section 106 Legal Agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy (2010) and policies DP16 (The transport implications of development ), DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) for the Development Policies (2010).
- 4 The proposed development, in the absence of a legal agreement to secure contributions towards public highway works and public realm and environmental improvements would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment