

Mr. Anthony Plumbly
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/2090/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Charlotte Street and 65 Whitfield Street
London
W1T 4QP

Proposal: Details of shopfronts and entrances, facing materials, roof canopies and brise soleils and roof area required by Conditions 11a, 11b, 11c and 11e of planning permission 2010/6873/P dated 04/05/2012 (for the redevelopment of the Saatchi Block)

Drawing Nos: P2099-02, P2100-02, P2101-01, P2102-01, P2103-01, P2104-01, P2105-01, P2106-02, P2107-02, P2108-02, P2109-03, P2110-01, P2211-03, P2301-03, P2302-03, P2303-04, P2304-03, P3101-03, P3120-02, P3121-02, P3125-02, P3130-02, P3150-03, P3200-01, P3210-01, P3211-01, P3215-01, P3220-01, P3230-01, P3232-01, P3233-01, P3234-01, P3235-01, P3236-02, P3260-01, P3261-01, P3280-01, P3281-01, P3300-01, P3305-01, P3360-02, P3361-02, P3390-00, P3400-03, P3404-01, P3405-01, P3415-00, P3416-00, P3418-00, P5499-01, P5500-01, P5501-01, P5502-01, P5503-01, P5504-01, P5505-01, P6000-01, P6001-01, P6002-01, P6003-01, P6004-01, P6005-01, P6620-00, P6701-00, P6801-00, P7100-01, P7101-01, P7102-01, P7104-01, P7107-01, P7108-01, P7109-01, P7110-01, P7153-01, P7159-01, P8500-01, P8501-01, P8502-01, and P8503-01.



Informative(s):

- 1 The applicant previously submitted details of conditions 11a, 11b and 11e that were found to be acceptable (ref: 2012/6825/P dated 08/03/2013). However, the applicant has revised the design of the shopfronts, entrances, facing materials, and roof areas and as such has submitted this further application. To clarify, condition 11c (roof canopies and brise soleils) has not been previously considered.

With regard to condition 11a, the applicant has revised the Charlotte street office entrance (single storey corten entrance portico with solid shutter board concrete wall above), made minor changes to details & materials at ground and lower ground floor level, revised the shopfronts, and relocated the Whitfield street entrance and revised its design. The changes are considered to improve the detailing of the building's entrances, resulting in a high quality contemporary building, and satisfying the requirements of the condition.

With regard to condition 11b, the applicant has removed the Whitfield Street brickweave stepped pediment, introduced full height windows, upgraded spandrel panel in brick facade at Charlotte Street and Chitty Street to zinc, refined brick colour to the building at the corner between Charlotte Street and Chitty Street, revised brick bonding pattern & shutterboard concrete, repositioned balustrade to terraces and changed material from glass to cable, Janisol arte windows retained at Whitfield Street and Chitty Street, changed colour of window frames and spandrels on penthouse elevation, change window framing to penthouse, and revised facade facing Pocket Park. The changes are considered to improve the detailing of the building's facades, resulting in a high quality contemporary building, and satisfying the requirements of the condition.

With regard to condition 11c, the applicant has provided detail of the canopies at level 8. The canopies match the design and materials of the roof structure and result in a high quality contemporary building, thus satisfying the requirements of the condition.

With regard to condition 11e, the applicant has revised the Atria external cladding and added roof top terrace amenity space. The changes are considered to improve the detailing of the building's roof areas, resulting in a high quality contemporary building, and satisfying the requirements of the condition. The roof terraces will not be readily visible from street level and provide amenity to the occupants of the building and as such are considered to be acceptable.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and 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 policies CS5, CS14 and CS15 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 7.1, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 6c (verification report), 11b (details of upper floor windows to 67-69 Chitty Street), and 11d (enclosure of lightwells), 12 (sample panel), 13 (bird and bat boxes), 15 (roof terrace details) and 16 (A3 ventilation) of planning permission 2010/6873/P dated 04/05/2012 remain outstanding and require further details 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