

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

Application Ref: **2015/0978/L**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

24 April 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**72/74 Charlotte Street**  
**London**  
**W1T 4QH**

Proposal:

Increase in the height of 2 x chimney stacks which adjoin both No. 72 and 74 Charlotte Street

Drawing Nos: 11012(PL)007, 14069(PL)19, 14068(PL)06, 14068(PL)16, Design and Access Statement and Heritage Statement prepared by Pegasus Group.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

11012(PL)007, 14069(PL)19, 14068(PL)06, 14068(PL)16, Design and Access Statement and Heritage Statement prepared by Pegasus Group.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting listed building consent

This proposal relates to works granted approval under planning permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013. This application proposes amendments to the approved scheme involving the increase in the height of the chimneys between numbers 72 and 74 Charlotte Street by 0.975m. This is considered acceptable as it will facilitate the siting of the new mansard roof. The proposed alterations are minor and appropriately designed. Furthermore, the proposal would not harm the fabric and special character of the listed building at No.72, the terrace or the character and appearance of the wider conservation area.

One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

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 of the Listed Buildings and Conservation Areas Act 1990 and Conservation Areas as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy 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 policy 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.

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