

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

Application Ref: **2015/0155/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

24 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 mansard roof edge and chimney works specifications required by condition 14 of planning permission 2012/2133/P allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013 for demolition of building behind retained four storey façade and redevelopment for a five 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 4x residential flats on upper floors

Drawing Nos: 14068/(PL)06, 14068/(PL)16 and supporting letter dated 13th January 2015 (ref HC/JT/LON.0204)

Informative(s):

- 1 Reason for approving details:

The submitted drawings have sufficient details to show the relationship between the new mansard roof and the retained chimneys. The drawings also show an



increase in the height of the chimney by 0.975m to allow it to sit comfortably with the mansard roof. A separate application has been submitted to show this increase in height to the chimney, including a Listed building consent application. These applications have also been approved as such this discharge of condition should be read in conjunction with application numbers 2015/0975/P and 2015/0978/L. The proposal is considered to preserve and enhance 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. There is therefore no objection to the planning condition being discharged.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 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 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of 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 there are two outstanding conditions relating to planning permission 2012/2133/P allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013. 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