

Application Ref: **2015/0975/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

24 April 2015

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permissionAddress:
72/74 Charlotte Street
London
W1T 4QH

Proposal: Increase by 0.975m of height to 2 x chimney stacks which adjoin both No. 72 and 74 Charlotte Street approved under planning permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013.

Drawing Nos: 11012(PL)007, 14069(PL)19, 14068(PL)06 and 14068(PL)16

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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 2

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, Site location plan; (PL)002; (PL)003-A; (PL)004-A; (PL)005-A; (PL)006-A; (PL)007; (PL)008; (PL)009-A; (PL)010-A; (PL)01 1-A; (PL)12-A; (PL)13-B; (PL)014-B; (PL)15-B; (PL)016-C; (PL)017B;(PL)018-B; (PL)019-B;



(PL)20-B; (PL)021-B; (PL)022; and (PL)023-A.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting permission:

The amendments to the approved scheme involve increasing the chimney height 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 and as such would not materially impact on the appearance of the building. Further, the proposal would not harm the special character of the listed building at No.72, the terrace or the character and appearance of the wider conservation area. The revised height of the chimney stacks is similar in nature to the original proposal and not materially different from the approved scheme.

The minor alterations proposed to the building would not have a detrimental impact on the amenity of any neighbouring occupiers.

The full impact of the scheme has been assessed by virtue of the previous approval granted under planning permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013. In the context of the approved scheme, it is considered that the amendments would be non-material.

2 You are advised that this decision relates only to the changes highlighted in the description and shall only be read in the context of the substantive permission (2012/2133/P) allowed on appeal (ref APP/X5210/A/13/2193888) dated 20th September 2013, and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Ed Watson
Director of Culture & Environment

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