

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

Application Ref: **2015/4413/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

29 September 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:

Partial discharge of condition 10 (relating to plant equipment and extract ventilation system for the residential units) of planning permission granted on appeal on 20/09/13 reference 2012/2133/P (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 4 residential flats on upper floors).

Drawing Nos: LME57802-M-920-R05 rev E; Acoustic Report by Philip Acoustics Ltd dated July 2015 Ref:15020-002

The Council has considered your application and decided to approve the details.

Informative(s):

- 1 Reasons for granting permission



The proposal seeks to part discharge condition 10 relating to the proposed ventilating system and plant for the approved residential units. This consists of 4 condensing units located at roof level. The remaining part of condition 10 will be discharged when an occupier for the ground/basement restaurant unit becomes available; this will include details of odour control.

The proposed units are at the rear of the roof in an area previously designated for the location of plant and are discreet in design, size and location. It is considered that the plant does not harm the appearance of the property nor the character of the conservation area.

The submitted Acoustics report demonstrates that the noise levels from the plant/equipment at any sensitive façade will be at least 5dB(a) below background noise levels, as required by Condition 9. The Council's Environmental Health officer has raised no objection to the details submitted which show that neighbouring amenities will be not be harmed.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

Special regard has been attached to the desirability of preserving or enhancing the character or 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 6 (shopfronts) and part condition 10 (plant equipment, relating to the ground/basement floor units) of planning permission granted on appeal on 20 September 2013 (reference 2012/2133/P) are outstanding and require details to be submitted and approved.

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