

Mr Sam Harper  
Firstplan Ltd  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2016/2662/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

23 May 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Approval of Details Granted**

Address:  
**74 Charlotte Street LONDON LONDON W1T 4QH**

Proposal:  
Details of Shop-front condition pursuant to 6 granted on appeal under reference 2012/2133/P dated 20/09/13.

Drawing Nos: (PL)01; (PL)04; (PL)05; (PL)06; (PL)07; (PL)09.

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

Informative(s):

- 1 Permission is sought for the discharge of condition 6 which requires details of the new shopfront.

The proposed details show identical fenestration pattern to that approved with a similar front door design. The proposed design would have a timber rather than glass door. This is considered to respond better to the retained Georgian façade. The simple pencil finial railings proposed are appropriate for the street and age of the building.



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 attached to the desirability of preserving the character and appearance of the Bloomsbury 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24; 25 and DP30 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 and 126-141 of the National Planning Policy Framework.

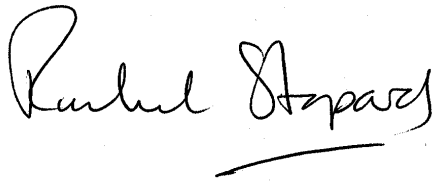
- 2 You are reminded that condition and part condition 10 (plant equipment, relating to the ground/basement floor) of planning permission granted on appeal on 20 September 2013 (reference 2012/2133/P) are outstanding and require details to be submitted and approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities