

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

Application Ref: **2016/2775/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 July 2016

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 condition 9 (noise levels) and condition 10 (plant equipment and extract ventilation system) associated with planning permission allowed on appeal ref: 2012/2133/P dated 20/08/2013 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 4 residential flats on upper floors).

Drawing Nos: PL 01, PL10, PL11, Daikin VRV IV heat recovery unit, Electrostatic Precipitator Technical & Operation Manual, Hushon plant unit 1, T-Line 120 Extractor fan units, Acoustic Consultancy Report 76869/3/1/2 and External Plant Assessment.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for approving the details.



Full details of the noise levels and the proposed plant equipment have been submitted along with a Noise Impact Assessment for the approval of conditions 9 (noise levels) and 10 (plant enclosure) of planning permission 2013/2775/P which was refused and allowed on appeal on the 20th September 2013.

The submitted details indicate compliance with the conditions 9 and 10. The details have been assessed by the Council's Noise Officer and are considered acceptable. Therefore, the submitted details are in accordance with the condition.

There is an increase in height and width of the plant enclosure at first floor level and a reduction in the width of the enclosure at roof level. There is no change in the locations. Given the above, the plant enclosures would remain largely concealed, at the rear of the host building. The conservation officer was consulted and raised no objection on the design and appearance of both enclosures.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

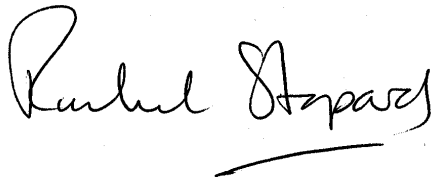
- 2 You are advised that all conditions relating to planning permission 2013/2775/P dated 20/09/2013 on which need details to be submitted, have been approved.

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



Rachel Stopard
Executive Director Supporting Communities