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Application Ref: **2016/4858/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**64 Charlotte Street & 32 Tottenham Street
London
W1T 4QD**

Proposal:

Details of condition 3 (design of the dormer window) and condition 4 (samples of materials) associated with planning permission allowed on appeal ref: 2015/6701/P dated 25/07/2016 for; erection of mansard roof extension to create new 3-bed residential unit.

Drawing Nos: Location plan - 1329-PA5-001; 1329-5-PC-002; 1329-5-PC-001; Brick; 3xLead Samples; Grade 1 Spanish Slate.

The Council has considered your application and decided to grant approval of details.

1 Reasons for granting permission:

The details relates to approved planning permission ref. 2015/6701/P, which was granted by appeal decision APP/X5210/W/16/3148520, with the following description of development:

'Erection of a mansard roof extension and the creation of a single family sized residential unit and associated minor external alterations.'



Regarding Condition 3 - (details of dormer windows), the detailed drawings of the new dormer windows have been submitted, which demonstrate the windows are of an appropriate design. The details are considered to be acceptable in design terms and approval is recommended.

With regard to Condition 4 - (samples of materials), the façade materials including the brickwork, Grade 1 Spanish slate and Lead are considered to be high-quality and appropriate in terms of texture, colour and detailing. As such, all details are considered acceptable and will ensure a high quality finish to the building and will not impact negatively on the appearance of the building or the Charlotte Conservation Area is acceptable.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan March 2016; and the National Planning Policy Framework.

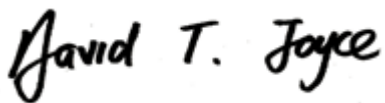
- 2 There are no outstanding conditions related to planning permission granted on 25/07/2016 reference (2015/6701/P).

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



David Joyce
Executive Director Supporting Communities