

Our Ref: 16047/SH/JC/JD  
Your Ref: PP-05663621  
Email: [sharper@firstplan.co.uk](mailto:sharper@firstplan.co.uk)  
Date: 14 December 2016

Mr Obote Hope  
Planning Department  
London Borough of Camden  
Town Hall  
5 Pancras Square  
N1C 4AG

Dear Mr Hope,

**APPLICATION FOR A NON-MATERIAL AMENDMENT RELATING TO PLANNING APPEAL  
REFERENCE: APP/X5210/A/2193888  
74 CHARLOTTE STREET, LONDON, W1T 4QH**

We have been instructed by our client, WSH Restaurants Ltd, to submit an application for a non-material amendment (via Planning Portal ref: PP-05663621) under Section 96A of the Town and Country Planning Act 1990 (as amended). This non-material amendment follows the grant of planning permission at appeal (ref: APP/X5210/A/2193888) on 20<sup>th</sup> September 2013 which granted consent for:

*“Demolition of building behind retained four storey front façade and redevelopment for a 5 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 x residential flats on upper floors to be communally accessed from Charlotte Mews”*

The following documents are enclosed in support of this application:

- Completed Application Forms;
- Site Location and Block Plan (Drawing Ref: 1536(PL)01);
- Existing Ground Floor Plan, Part Side & Rear Elevation (drawing Ref: 1536(PL)12); and
- Proposed Ground Floor Plan, Part Side & Rear Elevation (drawing Ref: 1536(PL)13).

In addition, the requisite planning fee of £195.00 has been paid online via the Planning Portal.

### **Non-material Amendment**

The proposed non-material amendment seeks minor alterations to the plant arrangement. Specifically, the application relates to installation of a new small boiler extract flue to service the internal hot water boiler.

Given the location of the internal boiler, it is proposed to discretely locate the flue to the rear elevation of the property at ground floor level. This will ensure the most efficient internal ducting arrangement by extracting the shortest possible distance from the boiler whilst similarly enabling the proposed flue to extract at a reasonable height to enable the hot steam to dissipate effectively.

The proposed flue itself is very discreet in scale being 130mm in diameter and protruding just 300mm from the buildings rear elevation. Nevertheless, the proposed flue comprises a high quality stainless steel finish to complement the design of the wider development. The proposed amendment has been fully illustrated in the accompanying drawing (ref: 1536(PL)13).

It is also important to note, that the boiler flue will extract steam associated with the internal hot water boiler only and will not therefore comprise any dirty air or odour associated with food preparation taking place within the ground floor kitchen.

It is our view that the proposal should be treated as a non-material amendment. It is a minor alteration to the approved scheme and, as such, there would be no change to the description, character or appearance of the development as a result of the proposed works. Furthermore, the flue will not adversely impact upon aesthetic of the conservation area. Consequently, we consider that the proposal is also in accordance with the relevant local policy and national guidance in the NPPF.

We trust that the information enclosed is sufficient to enable the application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



SAM HARPER  
Director

Enc.