

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

Application Ref: **2015/6507/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

27 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
74 Charlotte Street
London
W1T 4QH

Proposal:

Variation of condition 2 (development in accordance with approved plans) and removal of condition 13 (installation of PV panels) granted on appeal under reference 2012/2133/P dated 20/09/13 and amended by 2015/4499/P dated 13/10/15, 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 at basement and ground floors and 4 residential flats on upper floors, namely to allow installation of a winter garden and 4 projecting balconies on rear elevation.

Drawing Nos:

Superseded Plan Nos. 57802/100-03A Rev D; 57802/100-04A Rev B; 57802/100-05A Rev A; (PL)014-B; (PL)015-B; (PL)016-C; 57802/100-11A Rev D; (PL)018-B; (PL)019-B; (PL)020-B; 57802/100-21 Rev B; (PL)022; (PL)023-A

Revised Plan Nos. 57802/100-03A Rev E; 57802/100-04A Rev C; 57802/100-05A Rev B; 57802/100-06 Rev B; 57802/100-07 Rev B; 57802/100-10; 57802/100-11A Rev E; 57802/100-20; 57802/100-21 Rev C; 57802/402-08 Rev B



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

Condition(s) and Reason(s):

- 1 Condition 2 of the planning permission granted on 20th September 2013 under reference number 2012/2133/P shall be replaced by the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: (PL)001; (PL)002; (PL)003-A; (PL)004-A; (PL)005-A; (PL)006-A; (PL)007; (PL)008; (PL)009-A; (PL)010-A; 57802/100-03A REV E; 57802/100-04A REV C; 57802/100-05A REV B; 57802/100-06 REV B; 57802/100-07 REV B; 57802/100-10; 57802-11A REV E; (PL)018-B; (PL)019-B; 57802/100-20; 57802/100-21 REV C; (PL)022; (PL)023-A; 14069(PL)19; 14068(PL)06; 14068(PL)16; 57802/402-08 REV B.

Reason: In the interests of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed balconies to the rear elevation at second, third and fourth floor levels are considered subordinate in scale and location to the host building and are of appropriate design by virtue of the proposed materials which would match the already approved materials of planning permission ref. 2012/2133/P.

The winter garden and replacement of window with door to Apartment 1 is considered acceptable as it is contained within the building and would not be visible from neighbouring properties or the public realm.

Due to the location of the proposed balconies they are not considered to significantly harm the amenity of adjoining properties, both of which are in commercial use.

Evidence has been provided to demonstrate that CFSH Level 3 can be met without PV panels and Condition 13 can therefore be removed from planning permission ref. 2012/2133/P.

The proposal is considered to preserve the character of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection was received prior to making this decision which has been duly taken into account prior to making this decision. The planning history of the site has been taken into account when reaching this decision.

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 policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17 56-66 and 126-141 of the National Planning Policy Framework.

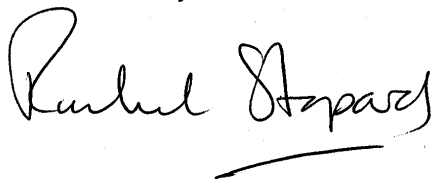
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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