

Mr Eren Munir  
Andrews + Boyd  
24 Old Burlington Street  
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W1S 3AW

Application Ref: **2016/6923/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**The Fitzroy Tavern**  
**16 Charlotte Street**  
**London**  
**W1T 2LY**

Proposal:

Variation of condition 3 (approved plans) of planning permission ref 2013/7426/P (dated 12/03/2014), for the installation of 3 x AC, relocation of 2 x AC units, installation of acoustic screen and lantern rooflight, installation of 1 x lantern light at 1st floor level street corner and other alterations; namely, the installation of 2 x lantern lights to Windmill Street elevation rather than the previously approved corner location and relocation of 2 x hanging signs.

Drawing Nos:

Superseded drawings: P008, P013.

Amended drawings: P008 Revision A and 2 x lantern drawings dated 13/09/2016.

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



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 3 of planning permission ref 2013/7426/P (dated 12/03/2014), shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: E013 (Site Location Plan); E003; E004; E005; E006; E007; E008; E009; E010; E012; P001; P002; P003; P004; P005; P006; P007; P008 Revision A; P009; P010; P011; P012; P014; P015; P016; P017; P018; P020 and 2 x lantern drawings dated 13/09/2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The two lanterns hereby permitted shall not be lit outside of the opening hours of the Fitzroy Tavern.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The lanterns hereby approved must be permanently maintained with lightbulbs which do not exceed a maximum wattage of 150W.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

This application seeks retrospective permission for the relocation of 2 x hanging signs and for the installation of 2 x hanging lantern lights to the Windmill Street elevation at first floor level rather than the 1 lantern light previously approved on the corner of Windmill Street and Charlotte Street.

The relocation of the 2 hanging signs is considered a minor alteration that has limited visual impact on the character and appearance of the host building or wider Charlotte Street Conservation Area.

The 2 lanterns have been attached to the building based on existing historic bracket locations. Although fairly large, the lanterns are not considered to cause such harm to the character and appearance of the host building or wider

conservation area as to warrant refusal of the planning application. They are traditional in appearance and materials which are complementary to the host building and the Council's Conservation Officer does not have any objections.

Due to the location and nature of the lanterns, they are not considered to cause harm to neighbouring amenity in terms of a loss of daylight, outlook or privacy.

One objection was received stating that the light levels from the lanterns were harmful to neighbouring amenity because of the light spill. Following this, the lanterns were re-lamped to reduce the wattage from 240W to 150W. This has consequently reduced the lighting levels from 70 lux to 48 lux when measured from the boundary with the nearest neighbouring property. A condition will be imposed stating that the lightbulbs must not exceed 150W, and that the lanterns must only be used during the opening hours of the pub.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 (ERR) 2013.

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, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

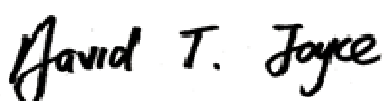
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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



David Joyce  
Executive Director Supporting Communities