

Mr Mark Shearman
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2017/1045/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
70 Charlotte Street
London
W1T 4QG

Proposal:

Alterations to front elevation to include installation of 4x LED uplighters, 2x external wall lights, timber profile fascia band, mosaic tile finish to entrance step, aluminium stair nosing and paint treatment to front elevation and existing railings to ground floor restaurant (Class A3)

Drawing Nos: Unnumbered location plan; 14ELV_RevA; 028-200_RevB; Unnumbered location plan; Covering Letter dated 22 February 2017

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [insert drawing no.s]

OR

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed shopfront is considered appropriate for the age and style of the building in terms of design, scale and choice of materials and is in keeping with the commercial identity of the vicinity. The proposed colour treatment upon the existing painted brickwork and timber framing/railings ('manzarine' and 'royal navy' respectively) and the proposed timber profile fascia are considered to be acceptable and not detract from the host building or surrounding conservation area.

The proposed black circular mosaic tile finish with aluminium nosing to the entrance step is considered to be appropriate to the host building as there are varying evident examples of tile finishes on neighbouring entrance steps along Charlotte Street and the wider Charlotte Street Conservation Area. The proposed 4x LED uplighters and 2x external wall lights are further considered to not cause harm to the character and appearance of the host building or the surrounding area.

Due to the minimal scale of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers.

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

Special attention has been paid to the desirability of preserving or enhancing the

character and appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Area 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

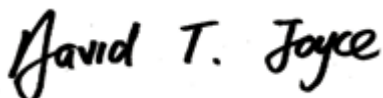
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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
Director of Regeneration and Planning