

Mr George Athanasi
GLA Architecture and Design Ltd.
Southgate Office Village Block E
286A Chase Road
N14 6HF

Application Ref: **2017/5595/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Charlotte Street
LONDON
W1T 2NW

Proposal:
Erection of a replacement shopfront
Drawing Nos: 1704-A 01 Rev A, 1704-A 02 Rev A, 1704-A 04 Rev A1, 1704-A 05 Rev A,
1704-A 06 Rev A1, 1704-A 08 Rev A1, 1704-A 09 Rev A1, 1704-A 10 Rev A

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1704-A 01 Rev A, 1704-A 02 Rev A, 1704-A 04 Rev A1, 1704-A 05 Rev A, 1704-A 06 Rev A1, 1704-A 08 Rev A1, 1704-A 09 Rev A1, 1704-A 10 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The proposal replaces an existing shopfront with a similar design preserving the existing fenestration. The proposed window frames are painted wood as existing, and a sliding door section will be introduced. The proposal retains the high level transom windows, replaces the existing awning with a new one and replaces the existing illuminated plastic fascia sign above with a non-illuminated plain fascia painted white (which does not require advert consent).

Awnings are a characteristic feature of shopfronts along Charlotte Street and the opening section of frontage is not considered to be unduly large in this context.

Overall, the proposal is acceptable in its design and size and it will enhance the existing character and appearance of the host building, retail frontage and the wider Charlotte Street Conservation Area. Its design and siting would not result in harm to neighbouring amenity.

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.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of the Fitzrovia Area Action Plan 2014, the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

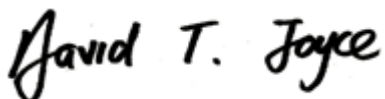
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning