

Application ref: 2018/1716/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 28 September 2018

Development Management
Regeneration and Planning
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Boyer Planning
2nd Floor,
24 Southwark Bridge Road
London SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
77-79 Charlotte Street
London
W1T 4PW

Proposal:

Erection of four storey rear extension, fifth floor roof extension and alterations to the fenestration of the existing building for office use (Class B1).

Drawing Nos: Plan Nos.:

3170_050, 3170_051 A, 3170_052 C, 3170_053, 3170_054, 3170_055, 3170_056,
3170_057 A, 3170_058 A, 3170_060 A, 3170_061 A, 3170_062 B.

Documents:

Daylight/Sunlight Study (Delva Patman Redler) March 2018, Design and Access Statement (CH+MRP Architects), Planning Statement (Boyer) April 2018.

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 D1 [and D2 if in CA] 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:

Plan Nos.:

3170_050, 3170_051 A, 3170_052 C, 3170_053, 3170_054, 3170_055, 3170_056, 3170_057 A, 3170_058 A, 3170_060 A, 3170_061 A, 3170_062 B.

Documents:

Daylight/Sunlight Study (Delva Patman Redler) March 2018, Design and Access Statement (CH+MRP Architects), Planning Statement (Boyer) April 2018.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

- 5 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

- 7 Before the relevant part of the development is first occupied, the proposed cycle storage area hereby approved shall be provided and fitted out in its entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Camden Local Plan policy T1.

- 8 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of Camden Local Plan policies CC1 and A3.

Informative(s):

- 1 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).
- 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 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.
- 3 Reason for approval

The site sits adjacent to the 18th /early 19th century terrace which is typical of the historic character of the Charlotte Street conservation area development. The roof line is of key importance to any scheme granted for this site and officers consider that the negative impact of further development at roof level above what was previously approved would be overbearing and negative in terms of the height, bulk and massing and its impact on the character or appearance of the Charlotte Street Conservation Area. The CAAC objected to the original roof and said it should be set back. The proposed roof extension has been set back as suggested by the CAAC and the current proposals are now within the envelope of the originally approved application on the site (2015/1076/P). Given there is no further enlarging or expansion of the approved roofline when viewed from along Charlotte Street or within the conservation area, officers have no conservation and design objections to the proposal.

As above, given the extensions are within the approved envelope, there would be no impact on amenity worse than the originally approved scheme, which was not considered significant. There have been no material changes in the locality or in policy terms since the previous approval and the proposals are therefore considered acceptable in amenity terms.

The proposed extensions to the existing building would be for office use, as is the existing use, which is encouraged in policy terms.

The uplift in floorspace proposed is below 200sqm and therefore does not trigger policy H2 and the need to provide housing. However, a section 106 obligation is included that requires the applicant to provide a contribution towards housing should the proposed uplift in GIA and any future uplift of commercial floorspace, bring the total uplift above 200sqm, in accordance with policy H2 of the Camden Local Plan.

A Section 106 obligation was attached to the original permission, ensuring that the Class B1(c) use is retained on site. This obligation is also attached to this permission.

Section 106 obligations on a highways contribution and ensuring the submission of a final Construction Management Plan for approval, will mitigate transport construction issues.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and 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 (Managing the impact of development), D1 (Design), D2 (Heritage), E1 (Economic Development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan (2017) and policy F1 and the principles laid out in the Fitzrovia Area Action Plan 2014. The

proposed development also accords with Camden Planning Guidance 1 (Design), the London Plan (2016); and the National Planning Policy Framework (2012).

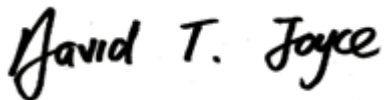
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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