

<b>Members Briefing Report</b>		Analysis sheet	Expiry Date:	00/00/02
		N/A / attached	Cons. Expire:	00/00/01
Officer		Application Number(s)		
Mark Hunter		PSX0105424		
Application Address		Drawing Numbers		
57 Charlotte St W1		1788:01, & 13:34:33		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		M McS 14/12/01		

### Proposal(s)

Provision of raised seating area and erection of balustrade.

<b>Recommendation(s):</b>	Grant Permission				
<b>Code:</b>	FP				
<b>Conditions or Reasons for Refusal:</b> (Use Pacis codes for standard text)	N/a				
<b>Reasons for Conditions:</b>	N/a				
<b>Informatives:</b>	N/a				

LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 - 5 FEB 2002  
 RECOMMENDATION ACCEPTED  
 ON BEHALF OF THE...

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	02	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>	none					
<b>CAAC/Local groups* comments:</b> *Please Specify	Charlotte Street (Bloomsbury) CAAC - The committee objected to the raised external seating as they considered that it would detract from the appearance of the street. The committee feel that this would only be emphasised by the addition of the balustrade.					

## Site Description

Restaurant on the west side of Charlotte St, co-joined with no 55, with residential above. The site is within the Charlotte St CA. The premises already have tables outside.

## Relevant History

Approval for vent duct 1998.

## Relevant policies

EN1 - General design.

EN13 - Design

EN31 - CA's

## Assessment

The proposal is to regularise the external seating area at this restaurant, which at present has a step halfway out in the area. The proposal would make the seating raised to the extent of the private area, which would be tiled. There would also be modest wrought iron balustrade to either flank, with small returns to the street, and to delineate the access to the central residential door. No other alterations are proposed. The proposal would not be detrimental to the CA, and is considered acceptable.

The objections of the Charlotte Street CAAC have been noted but officers do not consider that any material harm to the character of the Conservation Area will arise as a result of the approval of this application.