

Application ref: 2018/3872/P  
Contact: Matthew Dempsey  
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Date: 31 January 2019

**Development Management**  
Regeneration and Planning  
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Zuber Dobson Architects  
65 Kings Cross Road  
London  
WC1X 9LW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**89 Charlotte Street  
London. W1T 4PU.**

Proposal:

Alterations the rear roof at 1st floor level, with installation of 2 x roof lights and additional glazing. Installation of slim-line double glazed metal windows and new timber stall riser to the front elevation.

Drawing Nos: Site Location Plan, 18147\_01, 18147\_02, 18147\_03, 18147\_04, 18012-P-003, 18012-P-004, 18012-P-007.

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 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 Site Location Plan, 18147\_01, 18147\_02, 18147\_03, 18147\_04, 18012-P-003, 18012-P-004, 18012-P-007.

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

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 Reasons for granting permission.

The proposed alterations to the roof amounts to a minor adjustment to the configuration of the rear of the building. Two new roof lights are proposed and some additional glazing, which will be in place of an existing full width skylight, therefore; no additional impacts are considered to be caused by the new development. The overall scale and design of the proposal are considered acceptable and given the poor condition of the existing roof, the development is considered to preserve the character of the conservation area.

Given the siting and nature of the development it would not have any negative impact on neighbouring amenity.

The proposed alterations to the windows to the front elevation are considered acceptable, amendments have been sought to secure a slim-line frame to preserve the character of the building and conservation area. This will enable improvements to the environmental performance of the building.

The initial scheme also included proposals for alterations to the forecourt area,

however these have been removed from the application and are not being considered under this application.

The proposal to install a new timber stall riser is welcomed and will see an improvement to the front elevation at street level and will be painted to match the existing shopfront.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of The Charlotte Street conservation area appraisal and management strategy, the London Plan 2016 and National Planning Policy Framework.

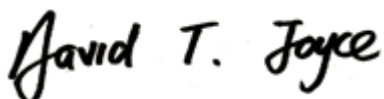
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. 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](http://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 2018.

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