

Application ref: 2018/5260/P
Contact: Elaine Quigley
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Date: 29 April 2019

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DP9
100 Pall Mall London SW1Y5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Charlotte Street
London
W1T 4DF

Proposal:

Details of facing materials (replacement of brick weave at ground floor level with windows on Chitty Street elevation) and hard and soft landscaping for pocket park required by condition 11b and condition 19 of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development.
Drawing Nos: A-07-P2100 rev 02; A-07-P2211 rev 00; A-07-P2302 rev 07; A-07-P3130 rev 00; Planning Condition 19 rev B dated March 2019 produced by Arney Fender Katsalidis;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

The proposal includes the replacement of the brick weave with windows on the south Chitty Street elevation of the office building at ground floor level as part of Condition 11b (facing materials). The original intention of the brick weave was to provide a feature of interest and privacy to the members of the public who could use the pocket park. Following further detailed design works a number of practical concerns have been raised with the brick weave including

restrictions to achieve satisfactory drainage, maintenance of windows behind the weave and potential anti-social behaviour. The brick weave would be removed from the scheme and replaced with a continuous 1.5m high hedge within the pocket park. Following discussions with officers revised plans were received to secure additional seating in front of the hedge within the pocket park. These amendments were considered a satisfactory solution to continue to achieve privacy for members of the public and also introduces additional soft landscaping within the park. The new windows would match the windows above in terms of position, and detailed design and would be considered acceptable. A piece of public art would also be installed within the central area of the park. This would enhance the quality of the space and would provide a feature of interest for both members of the public and the office users to enjoy.

Condition 19 relates to hard and soft landscaping details of the pocket park. The Tree Officer has reviewed the information. It is considered that the details would be suitable for the site and would enhance the biodiversity of the site. The details are considered acceptable.

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

As such the proposed details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Details have been received in respect of condition 7 (extract ventilation system and air conditioning plant), and condition 13 (bird and bat boxes) and are currently under assessment.
- 3 You are reminded that condition 6 (further verification of the basement excavation and disposal and verification for the imported topsoil for landscaping within the pocket park as part of ground contamination written verification report) of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 are outstanding and require details to be submitted and approved.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer