

Mrs Gebina Ham
Cooley Architects
123 Aldersgate Street
London
EC1A 4JQ

Application Ref: **2017/4361/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

5 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
83 Charlotte Street & 7 Tottenham Mews
London
W1T 4PR

Proposal: Erection of single storey roof extensions to create third floor at 7 Tottenham Mews and fourth floor at 83 Charlotte Street to provide additional office space (Class B1).

Drawing Nos: 884 - DG - XX01, 884 - EX - 0S01, 884 - EX - XX01, 884 - EX - XX02, 884 - EX - XX04, 884 - EX - XX03, 884 - DG - XX04 B, 884 - DG - XX05 B, 884 - DG - XX03 D, 884 - DG - XX02 D.

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: 884 - DG - XX01, 884 - EX - 0S01, 884 - EX - XX01, 884 - EX - XX02, 884 - EX - XX04, 884 - EX - XX03, 884 - DG - XX04 B, 884 - DG - XX05 B, 884 - DG - XX03 D, 884 - DG - XX02 D

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and height of the proposed single storey roof extensions are considered to represent proportionate additions that would respect the original character and appearance of the host properties at 83 Charlotte Street and 7 Tottenham Mews. The proposed extensions would have a traditional mansard design complete with two dormer windows to the front (Charlotte Street) and three to the rear (Tottenham Mews), which would follow the established fenestration hierarchy of the existing properties. The front and rear dormers would be fitted with timber sash windows, which would further preserve the original character of the two buildings.

The majority of the adjoining properties in the terrace along Charlotte Street have been altered previously in the form of single storey roof extensions of varying sizes and design. Therefore, the proposed extension to this building would follow the established pattern of development and would preserve the character and appearance of the surrounding conservation area. With regard to Tottenham Mews, the adjoining properties either side of No.7 are a storey higher. Therefore, the erection of a single storey roof extension would help to restore a degree of uniformity in the terrace whilst preserving the character and appearance of the conservation area.

The maximum height, depth and siting of the proposed extensions would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

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

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 London Plan 2016 and National Planning Policy Framework 2012.

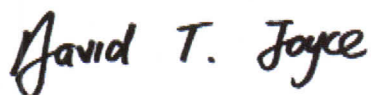
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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

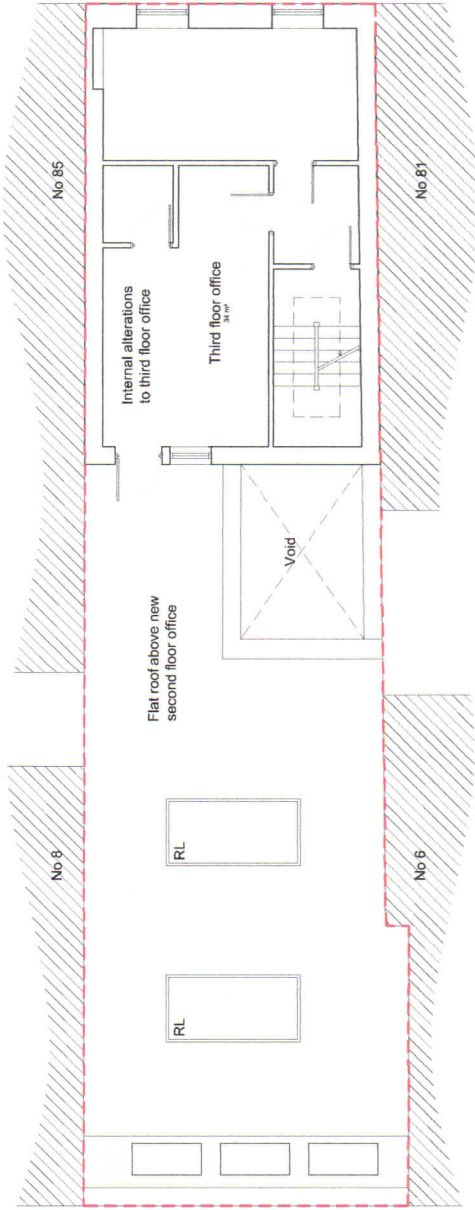


David Joyce
Director of Regeneration and Planning

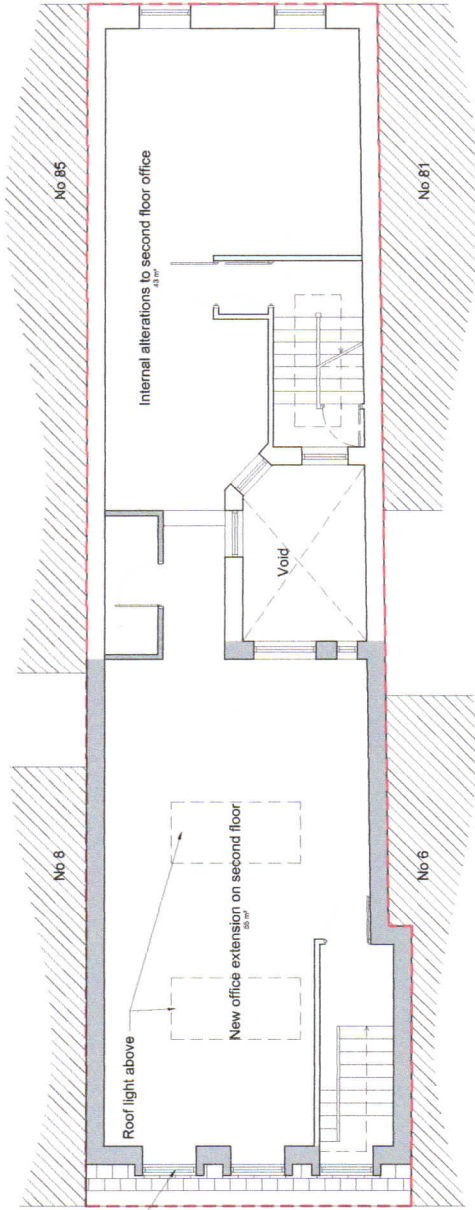
General Notes:

1. Copyright of this drawing remains the sole property of Cooley Architects unless otherwise assigned in writing.
2. Figured dimensions are to be worked in all cases with any discrepancies reported to the Architect prior to commencement of any work.
3. Setting out is based on office survey only. All dimensions to be checked on the plot to construction/ordering.
4. All dimensions are to edge/centre of structural element or wall or to gridline, unless noted. If unclear consult Cooley Architects.

1:100 0 1 2 5 10 m



1 Third floor



2 Second floor

REV	BY	DESCRIPTION	QCD	DATE
D	CM	General amendments		13.12.17
C	CB	Internal roof former windows to 2nd floor extension added		08.12.17
B	MB	General changes & drawing number changed		16.06.17
A	MB	Amendment change		22.05.17

Cooley Architects

123 Aldersgate Street
t: 020 3176 4481
London EC1A 4JQ
www.cooleyarchitects.com

CLIENT

Searchgrade Ltd.

PROJECT
83 Charlotte Street &
7 Tottenham Mews W1T

DRAWING TITLE

Proposed second & third floor

DRAWN BY	DATE	CHECKED
MB	March 17	GH
SCALE	SIZE	STATUS
1:100	A3	Planning
DRAWING No	REV	
884 - DG - XX02	D	

1:100 0 1 2 5 10 m



General Notes:

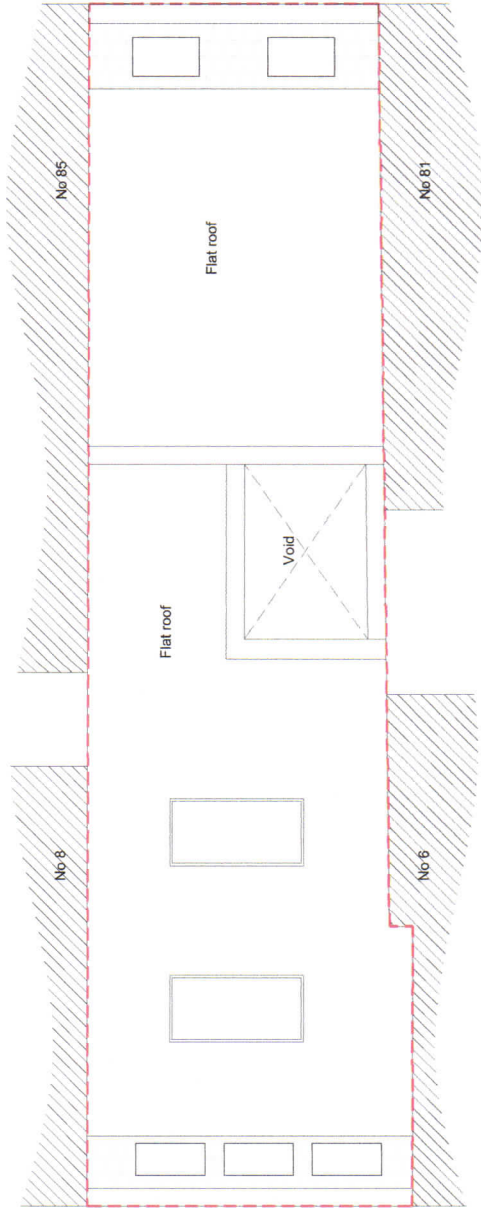
1. Copyright of this drawing remains the sole property of Cooley Architects unless otherwise assigned in writing.
2. Figured dimensions are to be worked in all cases with the exception of those specifically noted to the Architect prior to commencement of any work.
3. Setting-out is based on outline survey only. All dimensions to be checked on site prior to construction/erection.
4. All dimensions are to edge/centre of structural element of wall or to grid-line, unless noted. If unclear consult Cooley Architects.



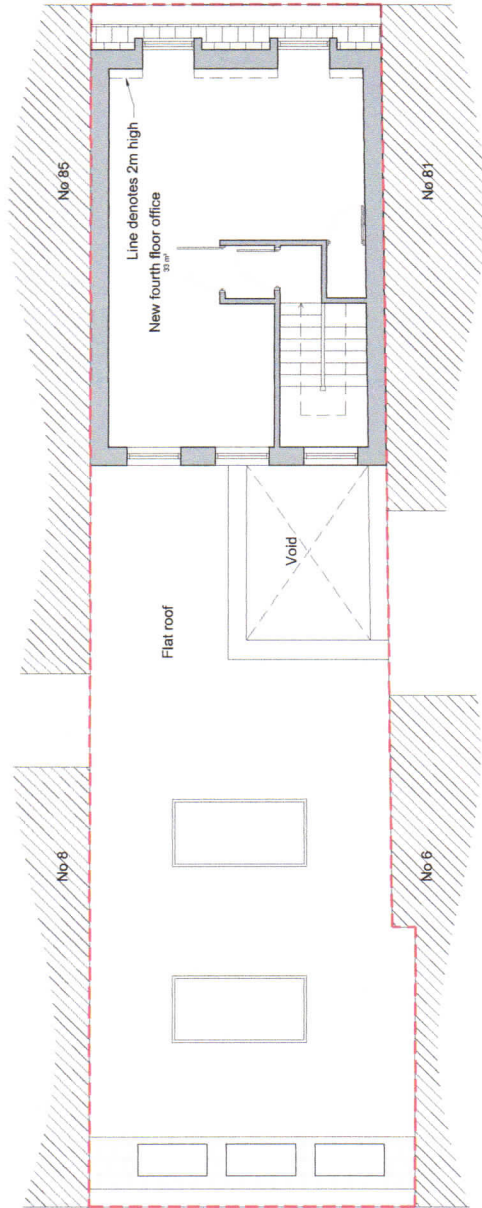
Revision



In Abeyance



1 Roof plan



2 Fourth floor

REV	BY	DESCRIPTION	DATE
D	CM	General amendments	15
C	CM	Minor amendments	06
B	MB	General changes & drawing number changed	16
A	MB	Annotation change & added window	22

Cooley Architects

123 Aldinggate Street
t: 020 3176 4481
London EC1A
www.cooleyarchitects

CLIENT

Searchgrade Ltd.
PROJECT
83 Charlotte Street &
7 Tottenham Mews W1T

DRAWING TITLE
Proposed fourth floor
& roof plan

DRAWN BY	DATE	CHECKED
MB	April 17	GH
SCALE	SIZE	STATUS
1:100	A3	Planning
DRAWING No	REV	
884 - DG - XX03	D	