

Application ref: 2019/2595/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Date: 5 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Boyer Planning  
2nd Floor  
24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**77-79 Charlotte Street  
London  
W1T 4PW**

Proposal:

Minor Material Amendment to extend the 5th Floor Rear over the approved terrace as granted under reference 2018/1716/P dated 28/09/18 for 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\_064 B, 3170\_065 A, 3170\_066 C, 3170\_067 A, 3170\_068 A, 3170\_075A,  
3170\_068A, 3170\_070A, 3170\_067A, 3170\_061A.

Documents:

Daylight/Sunlight Study (Delva Patman Redler) May 2019, Axonometric CGI (Approved and Proposed), Cover letter (Maurice Ostro) dated 17th May 2019, Bauder Product Datasheet - Bauder XF301 Sedum System - Revision Januray 2018, Grren Roofs General Maintenance Information (Bauder), image of glazed brick.

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 the original permission 2018/1716/P dated 28/09/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Nos.:

3170\_064 B, 3170\_065 A, 3170\_066 C, 3170\_067 A, 3170\_068 A,  
3170\_075A, 3170\_068A, 3170\_070A, 3170\_067A, 3170\_061A.

Documents:

Daylight/Sunlight Study (Delva Patman Redler) May 2019, Axonometric CGI (Approved and Proposed), Cover letter (Maurice Ostro) dated 17th May 2019, Bauder Product Datasheet - Bauder XF301 Sedum System - Revision Januray 2018, Grren Roofs General Maintenance Information (Bauder), image of glazed brick.

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

- 3 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.

- 4 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

- 5 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 Reason for approval  
The original application was for the erection of four-storey rear extension and a

fifth floor roof extension. The current amendment application seeks to extend the fifth floor over the approved terrace, at the rear by 18.1sqm. This floor area would be for office purposes, making the premises more usable at fifth floor level.

Under the current proposals, the roof would not project any further forward on the front elevation, with all the additional bulk accommodated at the rear. The extended fifth floor would match the approved roof extension in terms of design and materials. The increased extension at the rear would not be visible at street level from Tottenham Mews.

The CAAC were consulted and have not responded. No other objections have been received.

The increased extension would protrude 3m from the approved rear building line and cover an area of 18.1sqm. A Daylight/Sunlight Assessment has been submitted as part of the application. This shows that only one window would experience a loss of Vertical Sky Component (VSC) above the BRE guidelines. This window serves a bedroom at the second floor on 73-75 Charlotte Street. This bedroom is also served by two other windows. The resultant VSC would fall only marginally below the BRE guideline of 27%, at 26.78. Given the minor discrepancy, the proposals are 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.

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.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).

- 2 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).
- 3 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.
- 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer