

Application ref: 2020/0898/P  
Contact: David Peres Da Costa  
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Date: 6 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ariel House**  
**74A Charlotte Street**  
**London**  
**W1T 4QJ**

Proposal:

Conversion of rear ground floor undercroft car park to Class B1 offices (with cycle store) including rear access and additional entrance to front elevation, plus alterations to front and rear ground floor elevations.

Drawing Nos: P003B; P151D; P051B; DWD01; P101G; P155E; Planning statement prepared by DWD

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 policies 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: P003B; P151D; P051B; DWD01; P101G; P155E; Planning Statement prepared by DWD

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The cycle storage area for 3 cycles hereby approved shall be provided in its entirety prior to the first use of the additional floorspace, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission

The proposal is to convert the ground floor undercroft car park to offices. The proposed ground floor rear extension has been omitted as this was not supported. Policy T2 supports the redevelopment of existing car parks for alternative uses. The loss of car parking space is therefore acceptable. The creation of approximately 108sqm of additional office floorspace would be welcomed in this Central London location. The proposed additional floorspace would accord with Policy E1.

The ground floor curtain walling / glazing to the front elevation would be replaced with thinner section glazing infills which would relate well to the design aesthetic of the upper floors. The changes to the front elevation are considered relatively minor. The alteration to the front elevation includes replacing the planters and balustrade abutting the pavement on Charlotte Street by a less obtrusive aluminium-clad steel glass support system with acid-etched glass. The contemporary design approach to the balustrade is considered appropriate for this modern building which has a 1980s design aesthetic. The balustrade would be similar to the glazed balustrade at nos. 76-78 Charlotte Street.

At the rear the existing brick enclosure would be demolished and the rear elevation would be infilled with full height metal framed windows with acid etched glass. Details of the materials including the brick would be secured by condition. The existing brick enclosure steps forward of the rear building line and detracts from the conservation area. The proposed infill would respect the historic building line and would enhance the character and appearance of the conservation area.

The alterations will not harm the character and appearance of the host building, streetscene and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Cycle storage for the proposed office floorspace would be provided at the rear and would be covered and secured. The provision of 3 cycle parking spaces would meet London Plan Policy 6.9 and would be secured by condition.

The proposed alterations would have minimal impact on neighbouring amenity in terms of daylight / sunlight, overlooking and outlook.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1, D2, E1, T1, T2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

- 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 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.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
  
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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