

Application ref: 2020/0454/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 28 May 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
www.camden.gov.uk/planning

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 design and appearance of all roof terraces (Condition 11e) of planning permission ref 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: Covering letter prepared by DP9 dated 27/01/2020; Additional roof level screens amendment under condition 11e rev 00 produced by Make dated 24/01/2020; P2110 rev 04; P2301 rev 06.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting permission-

The approved roof terrace on the 9th floor of the office building fronting Charlotte Street included a glass balustrade measuring 1.1m high in front of the reception atrium. The proposal includes a change to the material and height of the screen from glass balustrades to two timber slatted screens measuring 2.25m in height in the same location as the approved glass balustrades.

The purpose of the timber screen would be to conceal the plant area from the accessible roof terrace. The height of the screen would be increased by 1.1m and the material would change from glass to timber however in views from the adjacent streets the timber screens would remain invisible due to the extent of the setbacks at the upper floors. The details would be sufficient to satisfy the

parameters of the condition.

As such the proposed details are in general accordance with policy C5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of Camden Council's Development Policies, and the London Plan policy 5.21.

- 2 You are advised that all conditions relating to planning permission granted on 30/03/2016 (ref 2015/7017/P) which need details to be submitted, have been 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer