

Application ref: 2020/2074/P
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Date: 6 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
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EBBA Architects
Unit 44 Regent Studios
8 Andrews Road
London
E8 4QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Charlotte Street
London
W1T 2NH

Proposal: Alterations to restaurant frontage, including installation of glazed doors and recessed awning.

Drawing Nos: Site Location Plan, 173-00-011 A, 173-00-016 A, 173-00-017 A, 173-00-020 A, 173-00-021 A, 173-00-030 A, 173-00-100 A, 173-00-101 A, 173-00-201 A, 173-00-300 A, 173-00-301 B. Design and Access Statement.

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 Site Location Plan, 173-00-011 A, 173-00-016 A, 173-00-017 A, 173-00-020 A, 173-00-021 A, 173-00-030 A, 173-00-100 A, 173-00-101 A, 173-00-201 A, 173-00-300 A, 173-00-301 B. Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the restaurant frontage at ground floor are considered to be minor in nature, but will nevertheless be an improvement on the existing arrangement which is not considered to be of particular architectural merit.

A new glazed entrance door is proposed to be installed with a metal framed awning above. The awning will be recessed beneath the new fascia panel. The existing glazed frontage to the restaurant would be replaced with glazed doors opening on to the small front terrace. The existing bulky awning would be removed along with the existing fascia. A separate application for advertisement consent for the proposed signage has been submitted under ref: 2020/0499/A.

The front terrace shall be re-surfaced, but with the retention of the access hatch to the basement including retention of the glazed tiles here. New metal railings shall replace the existing railing, with new concrete steps to the main entrance.

The existing stepped access the premises is part of the character of the properties along this street, and so it is accepted that a level access is not appropriate here.

The design of the shopfront is considered acceptable and consistent with this part of the commercial street frontage. It will not harm the character and appearance of the host property, the streetscene or this part of the Charlotte Street Conservation Area.

It is not considered the proposal would have any adverse impact on residential amenity. No objections were received prior to the determination of this application. The site's planning history has also been considered prior to the determination of this application.

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.

As such, the proposal is in general accordance with policies A1, D1, D2, D3 and C6 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPe', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Director of Economy, Regeneration and Investment