

Application ref: 2020/1895/P  
Contact: David Peres Da Costa  
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Date: 6 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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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 Refused

Address:

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

Proposal:

Conversion of rear ground floor undercroft car park to offices Class B1(a) (with cycle store) including rear extension and creation of additional entrance to front elevation involving alterations to front and rear ground floor elevations.

Drawing Nos: P003C; P151E; P051C; DWD01; P101F; P155D; Planning statement prepared by DWD dated April 2020; Design and Access Statement prepared by Burogloo dated 24/02/2020

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, by reason of its height, bulk, mass and projecting form in front of the building line, would be detrimental to the character and appearance of the mews and the Charlotte Street Conservation Area contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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 grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment