

Application ref: 2020/3747/P  
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Date: 26 November 2020

**Development Management**  
Regeneration and Planning  
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Planning Consultants  
100 Pall Mall  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Arthur Stanley House**  
**40 - 50 Tottenham Street**  
**London**  
**W1T 4RN**

Proposal: Material samples as required by condition 3 of planning permission reference 2017/4306/P (dated 30/08/18) for refurbishment of the existing eight storey Arthur Stanley House and construction of a four storey plus basement new build element to the rear facing Tottenham Mews.

Drawing Nos: Planning Condition 03\_15068 Arthur Stanley House/ 02nd October 2020 / Rev 03 (AHMM) 02nd October 2020, Cover letter (DP9) 18th August 2020.

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

Informatives:

#### 1 Reasons for granting permission

Full detail and images of samples (in image form due to covid) have been submitted, for all external doors and windows, balustrading and facing materials. In the approved permission the window and door framing to the residential building in the Mews is distinctly darker in colour than the office building, which was the preference, however the change in framing colour featured on the approved drawings from a section 96a application earlier in 2020 (ref 2020/1219/P). Officers consider the proposed materials and details are acceptable for the building and this part of the Charlotte Street Conservation Area.

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. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with Camden Local Plan policies D1 and D2.

- 2 You are reminded that conditions part 4 (glazed bricks at ground floor and 'hit and miss' brick for the rooftop plant), 6 (landscaping), 8 & 9 (M4 housing), 11 (water use), 16 (acoustic report), 21 (PV panels), 22 (bird and bat box details) and 24 (Mechanical ventilation system) of planning permission granted on 30th August 2018 (ref 2017/4306/P) are outstanding and require details to be submitted and 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



Daniel Pope  
Chief Planning Officer