

Application ref: 2021/0521/P
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DP9 Ltd
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: Discharge of part Condition 4 (Glazed Brick sample) granted under reference 2017/4306/P dated 30/08/18 as varied by reference 2020/1547/P dated 08/01/21 for refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.

Drawing Nos: Cover letter (DP9) 4th February 2021, Planning Conditions
Response_04 Glazed Bricks Rev 01 (AHMM) December 2021.

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

Informatives:

1 Reason for approval:

This application is to part discharge condition 4 for just the glazed bricks at ground floor level, around the residential entrance. The 'hit and miss' brick for the rooftop plant remains outstanding.

Images of glazed bricks (in image form due to covid) have been submitted. A Design Officer was consulted and considers the proposed glazed bricks suitable for the building and this part of the Charlotte Street Conservation Area. The proposals are considered of sufficient quality and in line with the original permission.

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 ('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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer