

Application ref: 2021/3340/P
Contact: Adam Greenhalgh
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Date: 21 October 2021

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
London
UK
SW1Y5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
80 Charlotte Street
London
W1T 4DF

Proposal:
Erection of an open-sided pavilion structure on 7th floor terrace

Drawing Nos: Site Context Plan 100, Location Plan (Proposed Pavilion) 200, Existing Plan and Elevation 300, Proposed Plan and Elevation (L07 Pavilion) 301, Design & Access Statement dated June 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved drawing & document:

Site Context Plan 100, Location Plan (Proposed Pavilion) 200, Existing Plan and Elevation 300, Proposed Plan and Elevation (L07 Pavilion) 301, Design & Access Statement dated June 2021

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The site comprises a 7 - 9 storey mixed commercial/residential building with abundant plant on top and the proposal is for the erection of a 25 square metre curved aluminium 'pavilion' structure to provide a small area of sheltered space on the existing seventh floor terrace adjacent to Howland Street.

The site does not comprise any Listed buildings and it is not in a Conservation Area. Additionally, the site of the proposal does not adjoin any Listed buildings.

Set back from the edge of the building and below the height of the eighth floor the proposed pavilion structure would not be visible from street level. Additionally, due to its height, size and appearance it would not significantly affect the appearance of the building or the visual amenity for any occupiers at the site or at adjacent buildings. It is an interesting design that will add visual interest to the terrace from any vantage points from which it can be seen.

The size, height and siting of the proposal would not result in any significant loss of light or outlook for any occupiers at the site or in the area and there would be no undue loss of privacy or overlooking at any adjoining sites.

No mechanical plant is proposed and so the development would not result in unacceptable mechanical noise.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and the Amenity and Urban Design Principles of the Fitzrovia Action Area Plan 2014. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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