

Application ref: 2022/1132/P  
Contact: Fast Track GG  
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Email:  
Date: 24 July 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mr Julian de Metz  
The Old Library  
119 Cholmley Gardens  
London  
NW6 1AA  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**76 Charlotte Street**  
**London**  
**W1T 4QS**

#### **Proposal:**

External alterations to ground floor (Chitty Street elevation) to replace the existing white rendered facade and grille with sliding doors and new grille. Reglazing of 3 existing closed off rooflights at the rear of the building.

Drawing Nos: A00; A01; A10 (Existing Ground Floor Plan); A10 (Proposed Ground Floor Plan); A21; A22; A60; A210; A600; GA001; Design and Access Statement dated June 2022.

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 plans: A00; A01; A10 (Existing Ground Floor Plan); A10 (Proposed Ground Floor Plan); A21; A22; A60; A210; A600; GA001; Design and Access Statement dated June 2022.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The property is an office building located in the Charlotte Street Conservation Area. The ground floor unit to which the works are proposed was previously a garage entrance which was later converted into a plant room for internal functions.

The proposal is to replace the white rendered façade and grille on the Chitty Street elevation with two panel sliding doors and grille to enable the rear of the ground floor to be used. It is also proposed to reglaze 3 existing closed off rooflights at the rear of the building.

Following officers' advice, the design of the sliding doors was amended to show a more robust frame compared to what was originally planned. The finish of the frames would be powder coated and the colour would be black or dark grey. The existing grille would also be replaced with a new slimmer one and the existing ventilation system would be connected to the grille.

There are currently 3 existing rooflights within a very deep, walled lightwell, and those will be re glazed as they were originally.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Charlotte Street Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, 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](http://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

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

Daniel Pope  
Chief Planning Officer