

Application ref: 2022/1956/P  
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**Development Management**  
Regeneration and Planning  
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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal:

Variation of condition 2 (approved drawings) of planning permission ref: 2020/1895/P granted on appeal on 14th May 2021 for the conversion of rear ground floor undercroft car park to offices B1(a) (with cycle store) including rear access and creation of additional entrance to front elevation involving alterations to front and rear ground floor elevations; namely, replacement of gated entrance to rear with a brick façade and changes to design of ground floor rear elevation.

Drawing Nos: DWD01, 1381 P003C, 1381 P051C, 1381 P151E, 1419 401A, 1419 403B, 1381 155D, 1381 P101F, Cover letter dated 05/05/2022.

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 the original permission allowed on appeal on 14th May 2021 under reference 2020/1895/P (PINS ref:

APP/X5210/W/20/3262920).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2020/1895/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans: DWD01, 1381 P003C, 1381 P051C, 1381 P151E, 1419 401A, 1419 403B.

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. The development shall be maintained as such thereafter.

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

Planning permission was previously granted on appeal (PINS ref: APP/X5210/W/20/3262920) for the conversion of the rear ground floor undercroft car park to offices, with associated alterations to the front and rear ground floor elevations access.

The Council originally refused the application as it found the existing building line to cause harm to the character of the Mews, which would be exacerbated by the proposal to add additional height and bulk to the existing ground floor projection. The Inspector disagreed with the Council's assessment, noting that although the existing boundary wall is not within the consistent building line along the rest of the Mews, 1874 mapping showed the earlier building on the site to also project into the mews. This building line was later replicated by the replacement buildings and boundary wall. The inspector did not find the building line harmful to the character of the Mews, but rather, the angled corners, height and general blankness of the existing wall, and the lack of legibility at ground floor. The proposal was considered an improvement on the existing, and although it would be taller with greater bulk and mass, it would remove the blank wall and dark void created by the undercroft, without altering the historic building line. The introduction of large window openings similar to the 19th century workshops was also seen as a benefit. The Inspector therefore allowed the appeal, considering the proposals to preserve the character and appearance of the conservation area.

The approved design featured a brick-built extension to the two right hand bays of the building, with an angled metal gate to the left hand bay. The revised proposals would extend the brick elevation and remove the metal railings so that the extension was almost entirely constructed of brick, with a smaller metal gate providing access to the bin store. The revisions are as a result of alterations to the internal layout at ground floor and the relocation of the internal cycle store which was previously behind the metal gated area. The same number of cycle spaces would be provided.

By extending the brick element of the extension further, it would more closely match the footprint of the existing rear elevation. Given the Inspector did not find the existing building line harmful, and the development would still provide the same benefits in terms of larger window openings and the removal of the multiple angled corners, blank wall, and dark void, the revised proposals would still preserve the character and appearance of the conservation area. The materiality and detailing would be in keeping with the previously approved proposals with two new window openings of the same design. There would be no alterations to the design of the front elevation. Overall, the revised proposals are therefore considered acceptable.

The proposed amendments are not considered to introduce new amenity impacts by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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 proposed development is in general accordance with D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the Publication London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 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.


- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer