

Application ref: 2022/4943/P
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Date: 23 January 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
14 Charlotte Street
London
W1T 2LX

Proposal: Changes to 3rd and 4th floor layouts; omission of roof terrace; alteration to rooflight position, approved under planning permission 2021/6259/P, dated 18/05/2022

Drawing Nos:
Superseded:
2WS 104; 14CS 200; 2WS 103; 2WS 105
Revised:
2WS 104 Rev G; 14CS 200 Rev A; 2WS 103 Rev G

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition 2 of planning permission reference 2021/6259/P, dated 18/05/2022, 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: 14CS 000; 2WS 001; 14CS 010; 14CS 200 Rev A;

14CS 300; 2WS 100; 2WS 101; 2WS 102; 2WS 103 Rev G; 2WS 104 Rev G; 2WS 105 Rev F; 2WS 900; 2WS 901; 2WS 902; 2WS 903; 2WS 904; 2WS 905; 2WS 906; 2WS 907; Planning and Heritage Statement, dated 15/12/2021; Design and Access Statement, dated 15/12/2021; Traffic Management Statement, dated 04/12/2022; Traffic Management Plan Rev B (dated 19/04/2022); Traffic Route Plan Rev B (dated 19/04/2022).

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

Informative(s):

1 Reasons for granting

This application seeks to make changes to planning permission reference 2021/6259/P, dated 18/05/2022. The original permission granted permission for the erection of a mansard roof with roof terrace above and the conversion from 3x self-contained flats to 2x self-contained duplex flats. It is now proposed to omit the roof terrace, alter one of the new rooflight's position and make changes internally at levels 3 and 4 (the upper duplex flat).

At 3rd floor level, internal layout changes include the relocation of the en-suite bathroom and altering the position of the main staircase, to allow the space within the flat itself to be made larger. At 4th floor level, the staircase to access the roof terrace is to be removed (as the roof terrace itself is being omitted from the proposals) and the main staircase within the building will no longer access this level (instead, the fourth floor will be accessed solely from within the upper duplex flat using the approved staircase between levels 3 and 4), which allows the space within the flat to be made larger at this level too. These internal changes are not considered to be material. The fact the upper duplex flat is being made slightly larger is welcomed and the fact it won't have access to its own private amenity space is considered to be acceptable on the basis that the existing flats do not have private amenity space either.

The rooflight on the Charlotte Street elevation is being relocated so that it sits adjacent to the party wall. The proposed change is not considered to be material and would not impact on the character and appearance of the Charlotte Street Conservation Area.

The full impact of the proposed development has already been assessed by virtue of the original approval granted under planning permission reference 2021/6259/P, dated 18/05/2022. The proposed amendments are considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies G1, H1, H4, H6, H7, A1, A2, A4, D1, D2, CC1, CC2, CC3, CC4, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive planning permission reference 2021/6259/P, dated 18/05/2022, and is bound by all the conditions and obligations attached to that permission.

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.

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

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