

2022/5411/P 68 Charlotte Street OBJECTION

■ Officer: Charlotte Meynell

■ Change of use of ground floor and basement from Class E to hotel, etc, incidental alterations.

Observations

■ [REDACTED] OW [REDACTED]  
[REDACTED]

■ Existing building not listed. OW notes we cannot comment on interior alterations, only those affecting external and usage matters.

■ No problem with use change discussed.

■ There is some confusion over the drawings. They seem to show the interior floor level being lowered to external. HC and OW observe that the drawings are poor and likely drawn by someone inexperienced, rather than any floor level changes taking place. In plan there is a ramp.

■ It is noted the basement is to be made more habitable. Typically, we would support an application reinstating railings and a lightwell as per historic building typology. However in this case, railings are being reinstated but a terrace is being kept. This causes some unease.

o HGT also believes the proposed fenestration/doors at ground level are poorly designed, although OW and HC believe it is just a matter of poor drawing skills, and that good design could be secured by condition.

o Generally, it is agreed that if there are railings reinstated, the lightwell should be opened. If they are retaining the forecourt, there should be no railings. OW notes this is largely in line with Camden appraisal-based policy and a recent inspector dismissal at King's Cross Road.

■ Generally, the drawings are so poor and inaccurate that details of everything must be secured if any approval is forthcoming.

## **Actions**

- The committee objects.
- The railings, if reinstated, should be part of the lightwell being opened. If the forecourt is retained, there should be no railings.
- Details should be secured of every element of external joinery, glazing, levels, thresholds, jambs, sills, materials, railings, ironwork, etc in the event of approval.