



# GERALDEVE

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Regeneration and Planning  
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London Borough of Camden  
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Via planning portal only

**Our ref: U0021733/GAO/GBR/KAT/AME**

**Your ref: PP- PP-12168971**

Dear Sir / Madam

**Town & Country Planning Act 1990 (as amended)**  
**69 Charlotte Street, London, W1T 1RS**  
**Application for Planning Permission**

We write on behalf of our Client, Charlotte Property Ventures Limited, to submit an application for planning permission for a basement extension and minor external alterations at 69 Charlotte Street, London W1T 1RS ('the Site').

Planning permission is sought for the following:

**"Alterations to ground floor shopfront elevation and basement extension."**

### **Site and Background**

The site is within the Charlotte Street Conservation Area and forms the building on the corner of Charlotte Street and Tottenham Street.

Ground floor and basement comprise a vacant commercial (Class E) unit whilst the upper three storeys of the building are residential accommodation.

Separate access to the residential units and commercial unit are both provided from Charlotte Street.

The site is well placed for access to public transport, being located close to Goodge Street and Warren Street underground stations. Tottenham Court Road is in close proximity which offers a number of bus routes. The site has a Public Transport Accessibility Level of 6b, meaning excellent accessibility.

The surrounding area is largely characterised as commercial use (Class E) at ground with either office (Class E) or residential (Class C3) use above. The surrounding area varies in terms of design, massing and materiality of the buildings, however buildings along Charlotte Street are typically comprise four to five storeys, in yellow stock brick with stallrisers at ground.

The site is located within the local plan Central London area. It is designated as a secondary frontage in accordance with the Local Plan Policies Map and falls within the Fitzrovia Action Plan. The site also falls within two viewing corridors as designated in the London View Management Framework.

The Site is not within a designated Archaeological Priority Area.

## Planning History

An application for planning permission (ref. 8401046) was granted on 19 March 1985 for the **“Erection of glazed entrance enclosure to the basement restaurant. As shown on drawing nos: 84046/3 & 4”**.

An application for planning permission (ref. 8601104) was approved on 11 September 1986 for **“Outline permission for change of use of the first floor club to office use as shown on drawing number 402/01”**.

An application for planning permission (ref. 9000470) was refused on 12 March 1991 for the **“Change of use of the shop at No. 67 to restaurant use together with internal alterations to combine it with the two existing restaurants in the basements of Nos. 67 and 69 as shown on drawing numbers 90/CS/01 and 02.”**

Reasons for refusal cite the loss of the retail unit and intensification of restaurants could be detrimental to the community.

An application for planning permission (ref. PS9704532) for the **“Change of use of ground floor from retail use (Class A1) to use within Class A3 forming an extension to the existing restaurant at basement level”** was refused on 17 July 1997 to ensure the mix of uses within the area remained.

On 10 December 2012 an application for planning permission (ref. 2012/4646/P) was granted for the **“Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing façade”**

On 22 March 2013 a certificate of lawfulness (ref. 2013/0487/P) was refused for the use of the ground floor as a restaurant (Class A3). The Council considered insufficient evidence was provided which demonstrates the unit had been in restaurant use (Class A3) for 10 years or longer.

On 24 June 2014, an application for planning permission (ref. 2014/2732/P) for the **“change of use of the basement and ground floor shop (Class A1) to financial and professional services (Class A2)”** was approved.

On 26 June 2014 an application for non-material amendments (2014/3252/P) was refused for **“Alterations to ground floor shopfront elevation and single storey glazed extension approved under planning permission 2012/4646/P dated 10/12/12.”** The reasons for refusal cited that the proposed amendments would result in an increase in floor space, removal of architectural features from the front elevation and significant alterations to the shopfront in terms of entrance position, signage and design.

On 30 June 2014, an application for planning permission was withdrawn for the installation of a new shopfront. The withdrawal email suggests Officers considered the design of the new shopfront to lead to the loss of important architectural elements within a Conservation Area. Within Officers response they suggested the application was in a similar nature to application reference 2014/3252/P.



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There have been various applications for tables and chairs in association with the use of the ground floor unit as a café between 2017 and 2022.

## Proposals

The property is a commercial (Class E) unit at basement and ground floor levels, with residential accommodation above. Access to the residential units will be relocated from Charlotte Street onto Tottenham Street in order to provide a more efficient layout for the residential units. The existing residential door along Charlotte Street will be replaced by a window with stall riser at the base.

The existing commercial entrance will be relocated to the centre of the frontage along Charlotte Street, with the installation of double doors to increase the accessibility of the unit.

Minor internal layout adjustments are proposed throughout the building to correspond to the changes in access.

Stall risers are proposed to the existing glass extension along Tottenham Street.

The current basement floor to ceiling height measures 1.3 metres. In order for this to become a usable space, it is proposed to excavate by 1.6m to provide a floor to ceiling height of 2.9m. Structural walls within the basement will be removed, to provide open flexible space. The removal of the walls at basement level does not increase the footprint of the building.

## Policy Considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority to determine applications affecting listed buildings and pay special regard to the desirability of preserving the building or its setting.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities when considering proposals for development within Conservation Areas to give special attenuation shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The statutory development plan consists of:

- i. The London Plan (2021); and
- ii. Camden Council's Development Plan which consists of the Local Plan (2017), Policies Map, Site Allocation Document (2013) and various Area Plans (in this case the Bunhill and Clerkenwell AAP).

The following Camden Planning Guidance documents represent material considerations in the assessment of the application:

- Design (2021)
- Basements (2021)

## Design

Local Plan Policy TC2 sets out that the Council will protect secondary frontages as located for shops (A1) together with a broader range of other town centre uses to create centres with a range of shops, services, and good, drink and entertainment uses which support the viability and vitality of the centre.

Local Plan Policy D1 sets out that the Council will seek to secure high quality design in development. Development should respect local context and character, comprise details and materials that are of high quality and complement the local character, integrates well with the surrounding streets and open spaces, contribute positively to the street scape, and for housing, provides a high standard of accommodation.

Local Plan Policy D2 sets out that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. Part e) of the policy sets out the developments within conservation areas should preserve or enhance the appearance of the area.

Local Plan Policy D3 sets out that the Council will expect a high standard of design in new and altered shopfronts. Consideration will be given to the details of the proposed shopfront and their materials, the existing character and design of the building and its shopfront, the relationship between the shopfront and the upper floors of the building, general characteristics of shopfronts in the area and the degree of accessibility.

Access into both the commercial and residential units will be amended in order to provide more efficient floorplates, but also to increase accessibility for both elements of the building.

Stall risers will be added to the existing glass extension facing Tottenham Street to reflect the character of the surrounding conservation area.

The proposals are therefore considered to be in accordance with Local Plan Policies D1-D3.

#### Basement Extension

Policy A5 of the Local Plan sets out that where the Council are determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. The policy goes on to set out that applications need to demonstrate that proposals for basements:

- i. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
- ii. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- iii. avoid cumulative impacts;
- iv. do not harm the amenity of neighbours;
- v. provide satisfactory landscaping, including adequate soil depth;
- vi. do not harm the appearance or setting of the property or the established character of the surrounding area;
- vii. protect important archaeological remains; and



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- viii. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

In accordance with Policy A5 of the Local Plan and the Camden Planning Guidance 'Basements', a Basement Impact Assessment (BIA) has been carried out by GEA. In summary, whilst the BIA sets out recommendations for underpinning the existing foundations, there is no indication or concern with regards to the effects of the proposed basement level on the Site or surrounding area.

As such the proposed extension at basement level is considered acceptable and in line with policy.

### **Application Documentation**

In accordance with the validation requirements of Council, we enclose the following documentation to support the application for planning permission:

- Completed application form (reference. PP-12153208);
- Additional CIL Information forms, prepared by Gerald Eve LLP;
- Design and Access Statement, prepared by Charlotte Property Ventures Ltd;
- Existing Plans, Sections and Elevations, prepared by Charlotte Property Ventures Ltd;
- Proposed Plans, Sections and Elevations, prepared by Charlotte Property Ventures Ltd; and
- Basement Impact Assessment, prepared by GEA.

The requisite application fee of £462.00 (plus a £64 Planning Portal admin fee) has been paid via the Planning Portal at the time of submission.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Gary Brook (+44(0) 7557 742 363) or Kathryn Tyne (+44(0) 7825 902 902) of this office.

Yours sincerely

**Gerald Eve LLP**

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Encs. As above