

Charlotte Street Association

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

5th June 2023

For the attention of Daren Zuk, Planning Officer, Planning Solutions Team.

Dear Daren Zuk,

Re: ref. 2023/1481/P: 36 Charlotte Street, W1T 2NJ:

Refurbishment of existing shopfront and installation of associated signage.

I am writing on behalf of the Charlotte Street Association, concerning the above planning application.

Our Association wishes to object to, and comment upon, the proposals in this planning application, and especially to the proposals for the side elevation fronting on Colville Place.

It needs to be appreciated that the premises at No. 36 Charlotte Street is a corner of Charlotte Street and Colville Place.

- (A). Proposals for the side/return Ground Floor elevation in Colville Place; and
- (B). Proposal for the shopfront of the Ground Floor front elevation in Charlotte Street.

(A). Re: Proposals for the side/return Ground Floor elevation in Colville Place:

We wish to strongly object to the proposals for the Colville Place elevation. Colville Place is a small pedestrian, residential street, lined with houses. Colville Place and Charlotte Street are in the Charlotte Street Conservation Area, but unfortunately the proposals for this elevation do not preserve or enhance the character of Colville Place.

- (a). We wish to object to the proposed lighting, which will cause light pollution to the Colville Place house opposite, especially as it has a large Ground Floor window. Also, any further lighting in Colville Place is unnecessary in this residential, non-commercial pedestrian street – it already has traditional light standards in the centre of the street.

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Re: ref. 2023/1481/P: 36 Charlotte Street, W1T 2NJ - *continued*:

We also object to the proposed “cotemporary fencing”/metal grills in each “blind” window recess.

- (b). We are particularly concerned about, and wish to object to, the proposal to add an external thermal plaster coat to the Colville Place wall. Although this might be good for thermal insulation, the thickness of this additional coat will affect the existing decorative border/mouldings around the “blind” window recesses. These existing “borders” are slightly proud of the wall surface; the additional plaster coat will result in the loss of these decorative “borders”; and thus there will be a loss of this architectural feature and loss of character to this elevation on Colville Place. Instead, we would ask that interior thermal insulation is considered to the inside face of the wall.
- (c). We also wish to strongly object to the proposed very dark colour/almost black colour (“blackgrey” colour; colour ref. RAL 7021) for the Colville Place elevation, which will have a deadening affect on Colville Place, compared with the current light bluish colour; and will be out of character. It will also have a deadening affect for the residential house opposite in Colville Place which at present receives reflected daylight from the existing light coloured wall.
We also object to the proposed Bronze colour to the “blind” window recesses – this would be totally out of character for Colville Place, and would be likely to appear as somewhat “brash”.
- (d). The side elevation on Colville Place has an existing fascia board. We assume that this fascia board is going to be removed (to which we would not object), but we are not clear what is being proposed to this part of the side elevation. On site, existing horizontal mouldings can be seen, part hidden by the fascia board. We would like to suggest the fascia board is removed and the existing horizontal moulding(s) are refurbished, to enhance the character of this elevation; (please see our **attached** Photograph).

(B). Proposal for the shopfront of the Ground Floor front elevation in Charlotte Street.

- (a). We wish to object to the proposed metal framed, glazed door (left-hand side door in the elevation drawing) to the shop. A metal framed door would be out of character for the Conservation Area and in Charlotte Street. We would ask that the door is in timber, the material usually expected in the Conservation Area Plan. There are a good number of examples of existing timber, glazed doors in Charlotte Street itself. Alternatively, the existing glazed, panelled door, which is already in this doorway, could be refurbished and used.
- (b). The proposals include for “Thermal facade plaster, flush to existing door frame” to the glazed fanlight above the right-hand entrance door (to the residential flats above). We wish to object to this proposal because it will mean the loss of the glazed fanlight above the street entrance door – the fanlights are an architectural character and feature of the street entrance doors in the terraced buildings in Charlotte Street. This type of architectural/design detail is important, and its loss will not preserve or enhance the character of the Conservation Area.
- (c). We are not entirely clear what is proposed for the **signage**, especially in terms of lighting. We are particularly concerned about any lighting and/or internally-lit signage which could affect the residential flats above, especially the First Floor flat due to light pollution through their windows.

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Re: ref. 2023/1481/P: 36 Charlotte Street, W1T 2NJ - *continued*:

Please see our attached Photographs, below: showing existing Colville Place/Charlotte Street context, including light-coloured side elevation facing Colville Place.

Yours sincerely,
Clive Henderson, **On behalf of Charlotte Street Association.**

PHOTOGRAPHS (by Charlotte Street Association) re. 36 Charlotte Street, W1



(1). 36 Charlotte Street: Colville Place side elevation and Charlotte Street front elevation



(2). Looking down Colville Place: house on left; and side elevation of 36 Charlotte Street on right.



(3). Existing detail: horizontal moulding part hidden under fascia board on Colville Place elevation of no. 36 Charlotte Street.