

2022/5411/P – 68 Charlotte Street, London. W1T 4QF



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Photo 1 (above): Existing front elevation of 68 Charlotte Street (centre)



Photo 2 (above): Close-up view of front elevation and forecourt of 68 Charlotte Street



Photo 3 (above): Front facade of 97 Charlotte Street with stucco and iron railings



Photo 4 (above): Front façade of 81 and 83 Charlotte Street with stucco and iron railings

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/02/2023
		N/A / attached		Consultation Expiry Date:	16/04/2023
Officer			Application Number(s)		
Charlotte Meynell			2022/5411/P		
Application Address			Drawing Numbers		
68 Charlotte Street London W1T 4QF			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of ground floor and basement from motorcycle workshop and showroom (Class E) to apart-hotel (Class C1), in association with existing apart-hotel at first, second and third floor levels. Alterations to shopfront and installation of front railings and new pavement lights.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 15/03/2023 and expired on 08/04/2023. A press notice was advertised on 23/03/2023 and expired on 16/04/2023.</p> <p>No comments were received from neighbouring occupiers.</p>			
Bloomsbury Conservation Area Advisory Committee (CAAC) comments:	<p>In response to the original proposal which included the enlargement of the existing first floor rear roof terrace, the Bloomsbury CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> No problem with proposed change of use. 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. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>The Council's Conservation Officer is satisfied that the proposed reinstatement of the front railings would enhance the character and appearance of the host building and conservation area. Please refer to section 4 of the report for more details.</i> <i>The Council's Conservation Officer is satisfied that the drawings submitted as part of the application are considered to be sufficiently detailed and so these elements are not required to be conditioned.</i> 			
Site Description				
<p>The site is a 4-storey (with basement) mid-terrace property located on the eastern side of Charlotte Street, close to the junction with Tottenham Street to the south. The building is currently in commercial use at ground and basement levels, and an apart-hotel at first, second and third floor levels.</p> <p>The building is not listed and sits within the Central London Area and the Charlotte Street Conservation Area and is identified in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area.</p> <p>The building is also located within a secondary frontage of the Fitzrovia and South West Bloomsbury Specialist Retail Area.</p>				
Relevant History				
<p>2018/1254/P - Use as an apart-hotel (Class C1) at 1st, 2nd and 3rd floor levels. Certificate of Lawfulness granted 26/03/2019</p> <p>2012/5254/P - Erection of rear ground floor extension, creation of front lightwell enclosed by railings and with stairs to street together with the installation of a door and two windows to the basement level front elevation and change of use of part basement and part ground floor from offices (Class B1) to 1 x 2 bedroom self contained flat (Class C3). Planning permission refused 30/11/2012</p>				

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

D3 Shopfronts

E3 Tourism

TC2 Camden's centres and other shopping areas

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Town centres and retail (2021)

CPG Transport (2021)

Charlotte Street Conservation Area Appraisal and Management Strategy (2008)

Fitzrovia Area Action Plan (2014)

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Change of use of ground floor and basement from motorcycle workshop and showroom to apart-hotel, in association with existing apart-hotel at first, second and third floor levels to provide 3 additional bedrooms (total 11 bedrooms) and improved communal living and kitchen spaces.
- Alterations to shopfront to change existing rendered finish to a rusticated stucco finish and installation of new panelled timber front door with fanlight above.
- Installation of cast iron railings painted black to enclose the front forecourt.
- Installation of two areas of new concrete pavement lights measuring 0.8m wide and 0.8m deep within the front forecourt.

Revisions

1.2 The following revisions were made throughout the course of this application following officer negotiation:

- Proposed French doors within front façade removed and existing ground floor windows retained.

2. Assessment

2.1 The main material planning issues for consideration are:

- Land Use
- Design and heritage
- Neighbour amenity

- Transport

3. Land Use

- 3.1 The host building is located within a secondary frontage in the Fitzrovia Specialist Shopping Area. Policy TC2 and CPG Town centres and retail notes that retail (by the definition of the previous use class A1) is an important component of the mix of uses within Fitzrovia rather than the dominant activity. It notes that the area is home to a number of specialist and independent retailers that form a valued part of the character of the area. As such, the Council will seek to retain existing retail units and maintain the overall stock of retail premises whether or not they are occupied by specialist shops. However, there is no minimum percentage of A1 retail within secondary frontages in this area.
- 3.2 Policy E3 recognises the importance of the visitor economy and supports tourist development and visitor accommodation. It allows for tourism development within Central London, and provides a number of criteria that it must comply with including being accessible by public transport, not harmful to the balance and mix of uses in the area and not lead to the loss of permanent residential accommodation.
- 3.3 At the time of the application's submission, the host building was in use as a motorcycle showroom and repair workshop at ground floor and basement levels (retail with ancillary light industrial – Class E), and an existing apart-hotel with 8 bedrooms and 3 communal kitchens at first, second and third floor levels (Class C1). The ground floor and basement levels of the building are now vacant. The proposal would change the use of the ground and basement floorspace to apart-hotel to extend the existing apart-hotel. The existing apart-hotel would also be reconfigured so that the completed scheme would provide 11 bedrooms (one each at basement and ground floor level and 3 each at first, second and third floor levels) and a large communal kitchen, living/dining and laundry space at basement level. The existing third-floor reception area would also be moved from third floor level to the front of the building at ground floor level, which would be a preferable arrangement in terms of security and ease of use of the accommodation.
- 3.4 Given the location of the site within the Central London Area and its existing use of the upper floors of the building as an apart-hotel, the proposed use and scale of the development is considered to be compatible with the site and surrounding area. There are also other existing hotels in Fitzrovia. As the proposal is to expand an existing business, the use of which is considered to be acceptable in this area, it is not considered that the scheme would result in harm to the role and function of the Specialist Shopping Area or of the specific secondary frontage of which the host building forms a part. The proposal is therefore considered to be acceptable in land use terms and to comply with policies TC2 and E3.

4. Design and heritage

- 4.1 The scheme originally proposed the installation of French windows to replace the existing ground floor windows within the front elevation; however, the Council's Conservation Officer considered this proposal to be atypical along the street and harmful to the character and appearance of the host building and Charlotte Street Conservation Area. The revised scheme retains the existing windows, which is acceptable.
- 4.2 The proposed replacement of the existing rendered finish of the ground floor front façade with a rusticated stucco finish is also considered to be acceptable, given the existing precedents on neighbouring properties Nos. 81, 83, 87 and 97 on the opposite side of the street.
- 4.3 The proposed black-painted panelled timber front door would be traditional in style and would replace an existing glazed shopfront door. The restoration of a more domestic set-up together with the reinstatement of black-painted iron railings around the forecourt, is welcomed and would be in keeping with the character and appearance of the many neighbouring properties

along this part of Charlotte Street. The reinstatement of the railings, even without re-opening up the front lightwell, is therefore considered to enhance the character and appearance of the host building and the Charlotte Street Conservation Area.

- 4.4 The scheme also proposes the removal of the existing raised plinth to the front forecourt and the lowering of the floor level in this location, to facilitate step-free access to the front entrance door. The proposed new forecourt would incorporate concrete pavement lights, to facilitate natural light into proposed communal living area of the basement of the apart-hotel. The pavement lights would be located in front of the windows only. There are existing concrete type pavement lights which cover the entire front forecourt of the adjacent neighbouring property No. 66 Charlotte Street, and so the installation of two smaller areas of pavement lights in this location is considered to be acceptable in terms of design and impact on streetscene. A condition would be attached to ensure the proposed pavement lights would be obscure glazed and flush with the ground.
- 4.5 Overall, the proposed alterations are considered to be acceptable and would preserve the character and appearance of the host building and the Charlotte Street Conservation Area. 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 2013.

5 Neighbour amenity

- 5.1 Policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy, outlook, noise and vibration.
- 5.2 Given the proposed change of use to apart-hotel would be in conjunction with the use of the existing apart-hotel at first, second and third floor levels, it is not considered that the proposals would give rise to an adverse impact on the amenity of neighbouring occupiers. The proposed alterations to the shopfront would also have no impact on neighbouring amenity.

6 Transport

- 6.1 In line with policy T1, the Council expects cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For hotels, the requirement is for 1 space per 20 bedrooms for long stay use and 1 space per 50 bedrooms for short stay use. The proposed apart-hotel falls below these threshold levels and so there is no requirement for cycle parking to be provided. It is also considered that there is insufficient floor space available within the property to accommodate cycles. On-street cycle parking, in the form of M-shaped stands, is available opposite the site on Charlotte Street.
- 6.2 In accordance with policy T2, the Council expects car free development across the Borough. No off-street parking is currently provided, and none is proposed. The Council's Transport Planner has confirmed that it is considered unnecessary to secure this development as on-street Resident parking permit free as the likely occupants would be unlikely to be able to qualify for a permit. It is similarly considered unnecessary to secure the development as on-street Business parking permit free given that very few staff would be on site at any one time. The site is located within Controlled Parking Zone CA-E which operates between 8.30am and 6.30pm Monday to Saturday.
- 6.3 The Council's Transport Planner has also confirmed that given the limited scale of the proposals, a Construction Management Plan is not required in this instance.

7 Recommendation: Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th October 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/5411/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
Date: 11 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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www.camden.gov.uk

Black Architecture
Lion House
3 Plough Yard
London
EC2A 3LP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
68 Charlotte Street
London
W1T 4QF

Proposal: Change of use of ground floor and basement from motorcycle workshop and showroom (Class E) to apart-hotel (Class C1), in association with existing apart-hotel at first, second and third floor levels. Alterations to shopfront and installation of front railings and new pavement lights.

Drawing Nos: PL 001; PL 010; PL 011; PL 012; PL 013; PL 014; PL 020 Rev. A; PL 050; PL 100; PL 101 Rev. A; PL 102; PL 103; PL 104; PL 200 Rev. A; Design and Access and Heritage Statement.

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 this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL 001; PL 010; PL 011; PL 012; PL 013; PL 014; PL 020 Rev. A; PL 050; PL 100; PL 101 Rev. A; PL 102; PL 103; PL 104; PL 200 Rev. A.

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.

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.

- 4 The pavement lights hereby approved shall be obscure glazed and installed flush with the ground level of the front forecourt.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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) 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DECISION