

28 Charlotte Street – 2023/4794/P & 2023/0106/L



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos



Front elevation [source: Google Maps] (the brick building without a mansard roof)



View of roof of existing rear extension (studio) with Crabtree Place to right



Inside rear extension studio (photograph dated 2019)



Existing roof (photograph dated 2019)

| | | | | | |
|--|----------------------------|---|---------------------------------------|----------------------------------|-------------------|
| Delegated Report | | Analysis sheet | | Expiry Date: | 28/12/2022 |
| (Members Briefing) | | N/A / attached | | Consultation Expiry Date: | 4/11/2023 |
| Officer | | | Application Number(s) | | |
| Kate Henry | | | 1) 2022/4794/P 2) 2023/0106/L | | |
| Application Address | | | Drawing Numbers | | |
| Upper Flat 28 Charlotte Street London W1T 2NF | | | Please refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| 1) Partial mansard roof to front to enclose sides of existing roof terrace; new skylight in main roof; replacement windows at roof level; excavation of basement below existing rear extension (studio); replacement roof above rear extension (studio); removal of wastepipes from front elevation 2) Partial mansard roof to front to enclose sides of existing roof terrace; new skylight in main roof; replacement windows at roof level; excavation of basement below existing rear extension (studio); replacement roof above rear extension (studio); removal of wastepipes from front elevation; internal works at all levels | | | | | |
| Recommendation(s): | | 1) Grant conditional planning permission subject to s106 2) Grant conditional listed building consent | | | |
| Application Type: | | <ul style="list-style-type: none"> • Full Planning Permission • Listed building consent | | | |

| | | | | | | |
|------------------------------------|--|---|------------------|---|-------------------|---|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 0 | No. of responses | 1 | No. of objections | 1 |
| Summary of consultation responses: | <p>Site notices were displayed on 13/01/2023 (consultation expiry date 06/02/2023) and a notice was placed in the local press on 12/01/2023 (consultation expiry date 02/02/2023). The application was re-advertised following the receipt of a revised certificate (Certificate B).</p> <p>A number of letters of objection have been received from the occupier of 10 Crabtree Place (7-15 Whitfield Street), and are summarised as follows:</p> <ul style="list-style-type: none"> • Do not believe existing studio can sustain basement development below without structural problems. • Impact on disabled occupant at 10 Crabtree Place during construction. • Structural impact on adjacent properties (7-15 Whitfield Street). • Lack of reference to 7-15 Whitfield Street in BIA. • Wall at No. 28 is already cracked. • Why is a video editing suite proposed in a domestic property? • No indication of flue for boiler. • 3 new windows are show in the drawing Alternations Section CC. The windows are marked as '3 new thermally broken metal frame glazed clerestory windows formed into existing masonry wall'. It is unclear exactly where these 3 new windows are. They cannot be on the party wall as the party wall is a fire barrier and the windows are not a fire barrier. • Loss of storage area will affect artist's studio original design. • 3 windows will affect design of artist's studio which is listed. • Noise impact from plant. • Loss of privacy due to use of video editing suite. • Impact of scaffolding during construction period. • Concern about impact on ivy on party wall. <p>Officer comment:</p> <p><i>Please see sections 4 (heritage and design), 5 (basement) and 6 (impact on neighbours) of the officer's report below.</i></p> <p><i>Campbell Reith have audited the BIA and are satisfied that it complies with the requirements of CPG Basements. With regards to Crabtree Place / Whitfield Street, Campbell Reith specifically note that the buildings are unlikely to be affected by the basement proposals.</i></p> <p><i>Insofar as the studio to the rear would be retained, the impact on the significance of the listed building is considered to be acceptable.</i></p> <p><i>A Construction Management Plan will be secured by legal agreement to mitigate the impact on neighbouring properties and the local area.</i></p> <p><i>The use of the new basement space as a video-editing suite would be ancillary to the use of the dwelling. If, in the future, the applicant wishes to</i></p> | | | | | |

use it commercially a change of use application would need to be submitted and assessed accordingly.

The 3 new windows would be located on the original rear wall of the host building, between the stairwell and the study. They are not on a party wall.

| | |
|--|--|
| <p>Bloomsbury CAAC</p> | <p>Objection, summarised as follows:</p> <ul style="list-style-type: none"> The small sections of 'mansard' roof which are proposed at either end of the existing front terrace would be visible from the street, appearing simply as 'boxes' either end of the terrace. This would look incongruous as the result would be neither a terrace (invisible from the street) nor a proper mansard which would be full width with two dormers. On this basis we object to this proposal as it would cause harm to the streetscape and the character of the CA. <p>Officer comment:</p> <p><i>Please see section 4 (heritage and design) of the officer's report below. The proposed partial mansard roof is considered to be acceptable insofar as the neighbouring properties already benefit from mansard roofs and it is unlikely to be prominent when viewed from street level.</i></p> |
| <p>Charlotte Street Association</p> | <p>Objection, summarised as follows:</p> <ul style="list-style-type: none"> The site address is described as upper flat but the residential element is much larger than a flat (4 floors above retail unit) Building recently listed due to associations with modern 20th Century artist Adrian Heath and fellow artists; and as an example of a fine 18th century Georgian building. Proposed mansard will appear awkward from street. Harm to listed building and conservation area. Concern about basement excavation – impact on neighbours and listed building. Loss of artist's storage space which is integral to the design of the artist's studio space. The artist's studio was (and is) a clever conversion for the artist, Adrian Heath, by the architect Charlotte Baden-Powell, which included using the existing brick outhouse buildings at the rear of No. 28. As a result of its design, the studio has a wonderful quality of daylighting, something that has always been commented upon by previous past visitors to the studio. Also, the open storage of the artist's canvasses (stored vertically under a worktop) is, architecturally, part of the clever "section" and design of this artist's studio, whereby this storage area is integral with the studio space. This storage space and integrated design is going to be lost due to the proposed new stair access to the new basement video editing suite. Query the need for a video-editing suite in a domestic, listed building, which will cause harm to the listed building. Applicant apparently owns studio space elsewhere in King's Cross. Will the video editing suite be let out? The application says that this new basement space will also enable the main house to be free of the boiler. But, many other domestic / residential Listed Buildings accommodate boilers and other equipment in a neat and unobtrusive way. Not able to see the location for the flue of the proposed boiler in the basement. Number of en-suite bedrooms proposed impacts on the legibility of the floorplans and will overload plumbing system. Concern that will be let as an Airbnb. |

- On the drawing for Proposed Section C-C, it shows (dotted) three proposed clerestory windows, as described in **Note 14**. But, we are not able to understand or see where these windows are and in which wall – they do not appear to show up on, say, Proposed Section A-A. Thus, we would be grateful for clarification as to which wall these windows are going to be formed – and possibly then have the opportunity to comment.

Officer comment:

Please see section 4 (heritage and design) of the officer's report below.

Insofar as the studio to the rear would be retained, the impact on the significance of the listed building is considered to be acceptable. Whilst there would be a loss of storage space associated with the studio, this in itself does not contribute to the significance of the listed building. The studio would still occupy the rear part of the building and would still be double height in size with a glazed roof, allowing for daylight.

The internal alterations are considered to be acceptable as they generally respect the original floor layout. Whilst the partitioning of the staircase on the third floor would ordinarily be considered unacceptable, it is acknowledged that a similar feature on the second floor is proposed for removal and therefore, overall, there would be no harmful impact.

The proposed partial mansard roof is considered to be acceptable insofar as the neighbouring properties already benefit from mansard roofs and it is unlikely to be prominent when viewed from street level.

Campbell Reith have audited the BIA and are satisfied that it complies with the requirements of CPG Basements. With regards to Crabtree Place / Whitfield Street, Campbell Reith specifically note that the buildings are unlikely to be affected by the basement proposals.

The use of the new basement space as a video-editing suite would be ancillary to the use of the dwelling. If, in the future, the applicant wishes to use it commercially a change of use application would need to be submitted and assessed.

Similarly, if the applicant wishes to use the building for short-term lets for more than 90 days in a year, they would have to submit an application for a change of use.

The 3 new windows would be located on the original rear wall of the host building, between the stairwell and the study.

The host property is a flat for the purpose of planning as there is a commercial unit at part of the ground and basement levels.

Whether or not the applicant owns studio space elsewhere is irrelevant to the determination of this application. If they wish to let out the space in the future, they would need to apply for planning permission and the application would be assessed on its merits.

Similarly, if the applicant wishes to use the property as an Airbnb, planning permission would be required if it is over a certain length of time (90 days per calendar year).

A boiler isn't specifically shown on the plans. Any proposals relating to the boiler which involve new plumbing or external flues etc. would require listed building consent.

Site Description

The application site is 28 Charlotte Street, a four storey (plus basement and partial mansard roof extension), mid-terraced, Georgian townhouse on the eastern side of the road. The building retains its exposed brick façade, whereas its neighbours and many others in the row feature stucco. There is a retail unit at ground floor and the rest of the building is laid out as a single family dwellinghouse. To the rear, at ground level, is a double height studio space (ancillary to the main dwelling), with a set of clerestory windows and a partially glazed roof, which occupies the whole rear yard.

The building is grade II listed (it was listed in 2017 following a planning application to subdivide the single family dwellinghouse into flats – see planning history) and is located within the Charlotte Street Conservation Area.

The application site partly backs onto Crabtree Fields Play Area (to the north) and partly to the outdoor space associated with the Crabtree Place development (to the east).

Charlotte Street is generally characterised by Georgian terraced buildings ground floor commercial units with residential units above.

Relevant History

2020/5319/P: Erection of glazed canopy enclosure to rear at ground floor level to cover existing lightwell. **Granted 07/04/2021.**

2021/0149/L: Erection of glazed canopy enclosure to rear at ground floor level to cover existing lightwell. **Granted 07/04/2021.**

2020/0132/L: Installation of internal secondary glazing to windows of upper maisonette in front elevation at second and third floor levels and in rear elevation at first, second and third floor levels. **Granted 31/07/2020.**

2016/1345/P: Conversion of existing maisonette to provide 3x self-contained flats, including the enlargement of existing basement, erection of first and second floor rear extensions and alterations to rear wall and roof form. **Withdrawn** (Historic England listed the building during the course of the application).

TP103777/20164: The erection at No. 28 Charlotte Street, St. Pancras, of an additional (fourth) floor for use as an artist's studio by the occupier of the residential accommodation on the first, second and third floors of the premises. **Granted 10/09/1964.**

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

T4 Sustainable movement of goods and materials

Camden Planning Guidance

Amenity (2021)

Design (2021)

Developer contributions (2019)

Home Improvements (2021)

Housing (2021)

Transport (2021)

Charlotte Street Conservation Area Appraisal and Management Plan (2008)

Assessment

1. The proposal

1.1. Planning permission is sought for the following:

- Excavation of basement below existing rear extension (studio);
- Replacement roof to rear extension (studio);
- Partial mansard roof to the front to enclose the sides of the existing roof terrace;
- New skylight in main roof;
- Replacement windows at roof level;
- Removal of wastepipes from front elevation.

1.2. Listed building consent is also sought for the following internal works:

Ground level

- Reinstatement of historic cornices;
- New timber doorway in original doorway between stair hall and studio.
- New timber boarded floor and structure with opening for new basement stair;
- New staircase to basement;
- New clerestory window to stairs formed within existing masonry wall;
- New glazed partition and store area with vertical timber framing to match existing;

First floor

- Later addition solid partition and door to stairs removed and historic volume and balustrade reinstated;
- Reinstatement of cornice in stair hall;
- Existing mezzanine floor and timber framing extended to full width of rear studio;
- New pipework;
- Reinstatement opening between front and rear rooms;
- Refurbishment of kitchen;
- Reinstatement of mantel pieces;

Second floor

- Removal of non-original timber cupboard in rear bedroom;
- Creation of en-suite in rear bedroom;
- Reinstatement of historic doorway architraves;
- Relocation of Bedroom 2 door to original position;
- Re-building modern partition in front bedroom with clerestory window;
- Reinstatement of missing fireplace mantels, timber panelling, doorway architraves and cornices.
- New door to en-suite 2;

Third floor

- New door and solid enclosure at stair hall entrance;
- Reinstatement of missing wall between stair hall and dressing room;
- Infilling of modern opening between the dressing room and en-suite;
- Reinstatement of fire mantels;
- New opening to en-suite bathroom;
- New toilet / shower in en-suite bathroom.

1.3. The proposed basement would be located below the existing double height studio at the rear, at the same level as the existing basement below the main building. It would measure 6.5 by 5.8 metres (area 36 sqm) and would be 2.5 metres deep (the internal floor to ceiling height would be 1.8 metres).

1.4. The existing sloped glazed roof above the rear studio would be replaced with a double glazed skylights in the same profile as existing.

1.5. At roof level, the new partial mansard roof would enclose the sides of the roof, leaving the central part open as a terrace. The roof would be clad with slate and would have the same profile as the mansard roof at the adjacent No. 26. The existing modern timber windows would be replaced with metal sliding doors.

1.6. A new skylight would be inserted on top of the main roof, above the staircase. It would measure 1.7 by 1.7 metres.

2. Revisions

2.1. The ownership certificate was amended during the course of the application.

3. Planning considerations

3.1. The key considerations material to the determination of this application are as follows:

- Heritage and design
- Basement considerations
- Impact on neighbours
- Transport

4. Heritage and design

4.1. The application building is Grade II listed and the Council has a statutory duty to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

4.2. The application site is within the Charlotte Street Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

1.1. Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Policy A5, which relates to basements, discourages proposals that would cause harm to:

c. the character and amenity of the area;

d. the architectural character of the building; and

e. the significance of heritage assets.

New basement

- 4.3. The proposed basement would be located to the rear and would not manifest itself above ground. On this basis, it would not impact on the character and appearance of the host building or the wider area.
- 4.4. With regards to the significance of the heritage asset, the listing description makes reference to the historical associations with artists Adrian Heath and Birgit Skiöld both of whom worked out of the building in the second half of the C20th. The proposed basement would be located below the studio space and a new staircase would be installed to gain access. Insofar as the studio space would be retained, it is not considered that the proposed basement would impact harmfully on the significance of the listed building.

Replacement of roof to rear extension (studio)

- 4.5. The replacement of the roof over the studio space is also considered to be acceptable insofar as the replacement roof would have the same profile as the existing. There is also a benefit to improving the thermal efficiency of the space. A planning condition (condition 3) will ensure new materials match the existing, unless otherwise specified.

Works at roof level

- 4.6. The proposed partial mansard roof is considered to be acceptable insofar as the existing roof is non-original and the profile would match that of the neighbouring building, No. 26, and slate is an appropriate building material for the listed building and conservation area.
- 4.7. The new skylight in the main roof, to provide natural light to their staircase, is acceptable as the roof is non-original and it would not be visible from street level. Its size is also considered to be modest in relation to the size of the roof.
- 4.8. The replacement of the existing timber doors with metal framed sliding windows is considered to be acceptable as, due to the setback, they are unlikely to be visible in the public realm, and metal framed windows are considered to be appropriate to the building and the wider area.
- 4.9. The removal of wastepipes from the front elevation is welcomed in terms of removing modern visual clutter from the building.

Internal works (listed building considerations)

- 4.10. The proposed internal works generally respect the original front and rear room layout off the staircase. Alterations are generally well researched and justified, being mainly confined to reworking non-original partitions on the second and third floors. In many it is proposed reinstate missing features such as cornices and fireplaces which offer a heritage benefit. Whilst the partitioning of the staircase on the third floor would ordinarily be considered unacceptable, it is acknowledged that a similar feature on the second floor is proposed for removal and therefore, overall, there would be no harmful impact.

5. Basement considerations

- 5.1. Policy A5 of the Local Plan notes that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;*
b. the structural, ground, or water conditions of the area;

- 5.2. The policy goes on to note that, in 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 (BIA) and, where appropriate, a Basement Construction Plan (BCP).

5.3. The following underground development constraints apply at the application site: subterranean (groundwater) flow and slope stability. The application is accompanied by a Basement Impact Assessment (BIA), which has been amended during the course of the application and independently audited by Campbell Reith, in line with the requirements of CPG Basements.

5.4. Campbell Reith have concluded that the revised BIA complies with the requirements of CPG Basements. It is accepted that the development will not impact on the hydrology and wider hydrogeology of the area and is not in an area subject to flooding. A Proposed Construction Sequence is included and further information demonstrates the stability of the structures can be maintained in the temporary and permanent cases. A Ground Movement Assessment has been undertaken indicating any movement will be within acceptable limits (Category 1 of the Burland Scale). With regards to Crabtree Place / Whitfield Street, Campbell Reith specifically note that the buildings are unlikely to be affected by the basement proposals.

5.5. Policy A5 also sets out various criteria against which to assess proposed basement development. Basement development should not:

f. not comprise of more than one storey;

g. not be built under an existing basement;

h. not exceed 50% of each garden within the property;

i. be less than 1.5 times the footprint of the host building in area;

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

k. not extend into or underneath the garden further than 50% of the depth of the garden;

l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and

m. avoid the loss of garden space or trees of townscape or amenity value.

5.6. In this case, the proposed basement complies with the Policy A5 criteria insofar as it would be one storey tall (f); it would not be built under an existing basement (g); it would be less than 1.5 times the footprint of the host building in area (i); it would be set away from neighbouring property boundaries (l); and it would not involve the loss of garden space or trees or townscape or amenity value.

5.7. It does not satisfy clauses (h), (j) and (k) because it would occupy most of the space under what would have originally been the rear yard associated with the building; however, the building occupies a relatively small plot in relation to the building size and the building has not benefitted from any form of garden or outdoor space for a great number of years (which is the same for most of the properties in the same terrace). The basement is not considered to be disproportionately large (36 sqm) and there would be no impact on biodiversity or the character and appearance of the area as a result of the proposed basement. The proposal is therefore considered to be acceptable in this respect.

5.8. A planning condition is suggested to require that a suitably qualified engineer is appointed to oversee the works (condition 4) and a further condition is suggested to ensure that the works are carried out in accordance with the methods outlined in the BIA (condition 5).

6. Impact on neighbours

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; impacts of the construction phase; and noise and vibration. Policy A4 also seeks to ensure that noise and vibration is controlled and managed.

6.2. It is not considered that the use of the basement as a video-editing suite would cause undue

harm to neighbouring properties, as it would be ancillary to the use of the main dwelling and any noise issues would be covered by Environmental Health legislation.

6.3. The proposed partial mansard roof or the new / altered fenestration would not affect neighbouring properties due to the nature of the works and the fact both neighbouring properties have mansard roofs already.

6.4. There is likely to be some noise and disturbance impact on neighbours during the construction period. Due to the nature of the proposed works and the site's location on a busy Central London street, a Construction Management Plan, implementation fee and bond will be secured by section 106 legal agreement.

7. Transport

7.1. Policy T4 of the Local Plan promotes the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road. As noted above, a CMP, implementation fee and Construction Impact Bond will be secured by legal agreement.

Recommendation:

- 1) Grant conditional planning permission subject to section 106 legal agreement
- 2) Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th December 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: 2022/4794/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 12 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

Upper Flat
28 Charlotte Street
London
W1T 2NF

DECISION
Proposal: Partial mansard roof to front to enclose sides of existing roof terrace; new skylight in main roof; replacement windows at roof level; excavation of basement below existing rear extension (studio); replacement roof above rear extension (studio); removal of wastepipes from front elevation

Drawing Nos: 28CS(00)A00; 28CS(00)A01; 28CS(00)A02; 28CS(00)A03; 28CS(00)A04; 28CS(00)A05; 28CS(00)A06; 28CS(10)A01; 28CS(10)A02; 28CS(10)A03; 28CS(10)A04; 28CS(10)A05; 28CS(10)A06; 28CS(20)A01; 28CS(20)A02; 28CS(20)A03; 28CS(20)A04; 28CS(20)A05; 28CS(20)A06; Planning and Heritage Statement (Montagu Evans), dated November 2022; Design and Access Statement (Montagu Evans), dated 28/10/2022; Archaeological Desk Based Assessment (rps), dated April 2022; Basement Impact Assessment Rev1.03, (4 Soils Limited), dated September 2023; Structural Methodology Statement (rodrigues associates), dated October 2023.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 28CS(00)A00; 28CS(00)A01; 28CS(00)A02; 28CS(00)A03; 28CS(00)A04; 28CS(00)A05; 28CS(00)A06; 28CS(10)A01; 28CS(10)A02; 28CS(10)A03; 28CS(10)A04; 28CS(10)A05; 28CS(10)A06; 28CS(20)A01; 28CS(20)A02; 28CS(20)A03; 28CS(20)A04; 28CS(20)A05; 28CS(20)A06; Planning and Heritage Statement (Montagu Evans), dated November 2022; Design and Access Statement (Montagu Evans), dated 28/10/2022; Archaeological Desk Based Assessment (rps), dated April 2022; Basement Impact Assessment Rev1.03, (4 Soils Limited), dated September 2023; Structural Methodology Statement (rodrigues associates), dated October 2023.

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 development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of 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.

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>.

Yours faithfully

Supporting Communities Directorate

Application ref: 2023/0106/L
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 12 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Upper Flat
28 Charlotte Street
London
W1T 2NF

DECISION

Proposal: Partial mansard roof to front to enclose sides of existing roof terrace; new skylight in main roof; replacement windows at roof level; excavation of basement below existing rear extension (studio); replacement roof above rear extension (studio); removal of wastepipes from front elevation; internal works at all levels

Drawing Nos: 28CS(00)A00; 28CS(00)A01; 28CS(00)A02; 28CS(00)A03; 28CS(00)A04; 28CS(00)A05; 28CS(00)A06; 28CS(10)A01; 28CS(10)A02; 28CS(10)A03; 28CS(10)A04; 28CS(10)A05; 28CS(10)A06; 28CS(20)A01; 28CS(20)A02; 28CS(20)A03; 28CS(20)A04; 28CS(20)A05; 28CS(20)A06; Planning and Heritage Statement (Montagu Evans), dated November 2022; Design and Access Statement (Montagu Evans), dated 28/10/2022; Archaeological Desk Based Assessment (rps), dated April 2022; Basement Impact Assessment Rev1.03, (4 Soils Limited), dated September 2023; Structural Methodology Statement (rodrigues associates), dated October 2023.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 28CS(00)A00; 28CS(00)A01; 28CS(00)A02; 28CS(00)A03; 28CS(00)A04; 28CS(00)A05; 28CS(00)A06; 28CS(10)A01; 28CS(10)A02; 28CS(10)A03; 28CS(10)A04; 28CS(10)A05; 28CS(10)A06; 28CS(20)A01; 28CS(20)A02; 28CS(20)A03; 28CS(20)A04; 28CS(20)A05; 28CS(20)A06; Planning and Heritage Statement (Montagu Evans), dated November 2022; Design and Access Statement (Montagu Evans), dated 28/10/2022; Archaeological Desk Based Assessment (rps), dated April 2022; Basement Impact Assessment Rev1.03, (4 Soils Limited), dated September 2023; Structural Methodology Statement (rodrigues associates), dated October 2023.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

Informative(s):

DECISION

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION