

31 January 2025

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

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Dear Sir/ Madam

**PLANNING PORTAL REF: PP- 13731654**

**SUBMISSION OF AN APPLICATION FOR FULL PLANNING PERMISSION**

**Phoenix House 104-110 Charing Cross Road London WC2H 0JN**

On behalf of the applicant, *D L (Charing Cross Road) Limited*, Savills have been instructed to prepare and submit this application seeking full planning permission for minor elevational alterations.

As part of the ongoing design and detailed technical development of the scheme following the grant of planning consents 2016/5190/P (as has been subsequently amended by NMA and MMA references 2018/0403/P& 2018/3308/P and 2024/2311/P, a number of opportunities have been identified to improve and update aspects of the scheme.

***Removal of brick staircase elevation (internal to site interior), replacement of wall with block work and a rendered finish, following the internal installation of structural bracing.***

This letter document should be read in conjunction with the following supporting documentation which accompanies this application:

- *Completed application forms (via the Planning Portal)*
- *Existing and Proposed elevations prepared by BMA Architects*
- *Photographs*
- *Covering Planning Letter*
- *CIL Form No. 1*

The relevant Statutory Planning Application fee payment will be made directly via the Planning Portal by the applicant.

## **Background**

Planning Permission was granted by The London Borough of Camden (the 'LPA') on 30 July 2017 for the following development. The permission was granted subject to a S106 Agreement and a number of planning conditions: (2016/5190/P)

***Erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats.***

The application was then amended by a S96a NMA. In February 2018 the LPA approved the following: (2018/0403/P):



*Alterations including changes to materials, removal of rear brise soleil, change in orientation of PV panels, realignment of 5th floor south elevation windows and new window to stairwell, replacement of metal screen and balustrade with Kalwall screen, and removal of internal lifts; as non-material amendments to planning permission granted under ref: 2016/5190/P dated 30/06/2017 (erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats)*

In September 2018, a S73 MMA was approved: (2018/3308/P)

*Variation of condition 3 (approved drawings) of planning permission ref: 2016/5190/P dated 30/06/2017 (as amended by ref: 2018/0403/P dated 28/02/2018) for the erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats; namely to increase the footprint of the rooftop structure to the rear (east) elevation and revisions to the detailed design of this elevation.*

Material operations on site commenced and a Certificate of Lawful Existing Development (CLEUD) confirmed that the material operations undertaken were lawful and constituted commencement of the development. The CLEUD was issued on 7 May 2020 under reference 2020/1174/P. The planning permission is therefore extant in perpetuity.

In December 2024, a second S73 was approved by the LPA: 2024/2311/P

*Variation of conditions 2 (approved drawings) and 8 (cycle parking) of planning permission 2016/5190/P granted 30/06/2017 (as later amended by planning permission 2018/0403/P dated 28/02/2018 and 2018/3308/P dated 18/09/2018) for; Erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats, namely to make changes to cycle parking*

## **Proposed Development**

The purpose of this application is to make modest changes to an existing elevation located deep within the building mass within the site's internal facing environs.

The elevation in question is the rear elevation of the staircore accessed from Phoenix Street. This rear elevation is fully internalised within the confines of the site, behind the street elevations.

It is fully hidden from public view. It sits behind large concrete buttress and structures and plant. It is a visually degraded environment of limited visual quality. It is however visible from the rear access walkways of the flats within the upper rear floors of Phoenix House.

It is required to make structural repairs to this staircore for stability requirements for the development of the roof top flats as per the planning history set out above. This involves the installation of structural bracing within the structure of the wall in itself THE STRUCTURAL WORKS WILL NOT BE VISIBLE EXTERNALLY.

The brickwork will be removed and replaced. It is proposed at this stage to install a more weather resistant external finish either in render or rainscreen.

Given the normally inaccessible location of this elevation, this will assist in visual amenity (from the rear flat access walkway) as well as reducing the requirement of longer term cleaning and maintenance.

A vertical run of small existing windows (which serve the staircore) will also need to be re-located marginally to accommodate the diagonally positioned internal structural bracing that will now fit within the wall structure. The size of the windows does not notably change and there are no privacy or amenity issues arising.

In terms of design, Policy D1 of the adopted and emerging Camden Local Plan seeks to secure high quality design in development which respects and responds to local context and character. The policy also notes that development should integrate well with the surrounding streets and open spaces to improved movement through and around the site.

The proposed works will ensure continued compliance with this policy.

The external elevational changes are modest. For the reasons noted above not least the almost hidden position of the works, the minor works would preserve the character and appearance of the Denmark Street Conservation Area. Similarly, there is no material effect upon the setting of the adjacent Grade II Phoenix Theatre nor would these minor amendments have any effect upon its special architecture or historic interest. On these basis the application accords with *Local Plan Policy D2 'Heritage'* .

I trust this letter is clear, however should you wish to discuss this matter further, or require any further information at this stage, please do not hesitate to contact me at any time using the details set out at the head of this letter.

Yours faithfully

A handwritten signature in blue ink, appearing to read "D Whittington".

**David Whittington**  
**Director**  
**Savills Planning**