

87 Charlotte Street Map and pictures





Looking towards Charlotte Street – Railings to be set back by 1.2m and level with the end of the parapet wall below





Looking towards Tottenham Mews at the rear - the railing will be set back by 1.7m approximately in line with the satellite dish to the right of the picture

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	12/09/2013
		N/A / attached		Consultation Expiry Date:	29/08/2013
<b>Officer</b>			<b>Application Number(s)</b>		
John Nicholls			2013/4568/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
87 Charlotte Street London W1T 4PT			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Enlargement of an existing roof light access and installation of permanent access with creation of roof terrace and the installation of new safety railings and roof surface finish to dwelling (Class C3).					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	28	No. of responses	00	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>A Site Notice was displayed on 31/07/2013 and a Press Notice on 08/08/2013. Three letters of objection have been received; one from the 3<sup>rd</sup> and 4<sup>th</sup> floor flat at No. 89 Charlotte Street, one from a business within 89 Charlotte Street and one who hasn't given an address but claims their property is overlooked. These are summarised as follows:</p> <p>1. My property is overlooked by this roof terrace and I want to ensure no one can see into my building as a result of the development. (Objectors address not given but objector states his property is overlooked by the terrace)</p> <p>See officer's response in paragraph 3.1-3.2.</p> <p>2. Our 3<sup>rd</sup> and 4<sup>th</sup> floor living areas to the rear of the property would experience noise and disturbance from the use of the roof as a terrace after hours and at weekends. (3<sup>rd</sup> and 4<sup>th</sup> floor flat, 89 Charlotte Street)</p> <p>See officer's response in paragraph 3.3.</p> <p>3. Concerned over materials from the proposed planter (soil/plants) will fly out onto our terrace at 3<sup>rd</sup> and 4<sup>th</sup> floor levels and possibly block gutters and drains. (3<sup>rd</sup> and 4<sup>th</sup> floor flat, 89 Charlotte Street)</p> <p>See officer's response in paragraph 1.2.</p> <p>4. Two steel beams have been left on the party parapet wall – will these be removed as part of the proposed works. (business, 89 Charlotte Street)</p> <p>This is not a planning matter, but the applicants have stated they will remove these as part of the works.</p>					
CAAC/Local groups* comments: *Please Specify	The Charlotte Street CAAC: <b>No Comment.</b>					

## Site Description

The property is a mid-terrace six storey building located on the western side of Charlotte Street between Tottenham Street and Chitty Street. The property is not listed but does lie within the Charlotte Street Conservation Area.

## Relevant History

**31286** - Use of the first, second, third and fourth floors as a design studio and workshop – Refused - 09/01/1981

**P9600132R2** - Change of use from office use to five self-contained flats including extensions to the rear of the second, third and fourth floors – Granted - 20/09/1996

**2013/0489/P** - Removal of existing bay window to ground level of dwelling house (C3) and replacement with flush fitting window, together with replacement of existing single glazed windows with double glazed replacements – Granted - 28/03/2013

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Charlotte Street Conservation Area Appraisal and Management Plan 2008

### Camden Planning Guidance 2011 – CPG1 Design (as amended 2013)

### London Plan 2011

### NPPF - 2012

## Assessment

### 1.0 Proposal

1.1 Proposed new roof access housing to existing roof, along with the erection of additional railings set back off both the front and rear elevations, and some proposed decking and Astro turf.

#### Amendments

1.2 The scheme has had a planter box removed from the scheme in order to address concerns raised by local residents about potential blocked gutters through falling foliage. The rear terrace railing has been pulled back a further 500mm to 1700mm from the rear parapet wall in order to address overlooking concerns.

### 2.0 Design

2.1 The existing roof is accessed via loft ladder and rooflight. The proposal seeks to make this access permanent through the introduction of a sliding glazed, access housing. Safety railings already exist on the roof on both front and rear elevations and therefore this suggests the roof has been used as an informal terrace in the past, whereas the current proposal will formalise it.

2.2 The proposed roof access housing measures 3.75m long and 2.1m wide and only 0.9m high. Internally a new stair will be created with a half landing / mezzanine located to create a 2m high access housing between the mezzanine and the roof. At this level the openable part of the roof access can be slid back across itself to leave open air above the staircase leading to the roof. This solution means the access housing is below the level of the party parapet walls on either side



of the roof, and also the 1.1m high safety railings located on both front and rear elevations.

- 2.3 The access housing will mainly comprise of glass. The railings will be slender black metal similar to what exists at present.
- 2.4 The proposal would not have an adverse impact on the roofline because it is below the level of the existing parapet walls and railings. New railings will be set back onto the roof and won't be visible from the street or upper floors of properties to the rear because they are all lower than the application roof.
- 2.5 The use of Astroturf is also acceptable, because a green roof would not make the use of the roof practicable and limit the already limited space on it once the railings are pulled back from the front and rear. Therefore, the proposal is considered acceptable as are the materials and as such are not considered to harm the character or appearance of the conservation area. As such they are in line with policies DP24 and DP25 of the LDF.

### **3.0 Amenity**

- 3.1 Amenity concerns have been raised by local residents, as well as concerns that foliage might drop into drains and gutters and litter neighbouring terraces. Officers requested that the planter box be removed from the scheme in order to address this concern.
- 3.2 Officers also requested than the rear railing be set back a further 500mm than originally proposed and so the set back would now be 1700mm, which ensures no overlooking into the top floor flats of the properties in Tottenham Mews to the rear or neighbouring terraces along Charlotte Street one and two floors below the proposal.
- 3.3 Potential issues from noise from the terrace has also been raised, however, this is not the only terrace in the immediate area (others exist at No. 89 Charlotte Street – no planning history, No. 85 Charlotte Street – 3<sup>rd</sup> floor access door at rear – granted 9000369, 9 Tottenham Mews – no planning history, and only one being formally approved at No. 81 Charlotte Street – Granted - 2010/4069/P (04/11/2010) and 2010/0069/P allowed on appeal (06/10/2010)) and the setting back of the usable space by 1.7m from the edge means that direct noise paths are removed to neighbouring windows. Therefore, the potential issue from noise is considered to be minimal, and would be commensurate with any outdoor residential amenity space found in central London in any event.
- 3.4 The Council is satisfied that the amenity concerns raised have been addressed by the amendments submitted and therefore the proposal is considered to be compliant with policy DP26 of the LDF.

### **4.0 Recommendation: Grant Planning Permission**

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 23<sup>rd</sup> September 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

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Application Ref: **2013/4568/P**  
Please ask for: **John Nicholls**  
Telephone: 020 7974 **2843**

19 September 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**87 Charlotte Street**  
**London**  
**W1T 4PT**

**DECISION**

#### **Proposal:**

Enlargement of an existing roof light access and installation of permanent access with creation of roof terrace and the installation of new safety railings and roof surface finish to dwelling (Class C3).

Drawing Nos: Site location plan, (EX) 01, 02, 03, 04, (PP) 01, 02B, 03, 04B, 05A

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

#### **Conditions and Reasons:**

- 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: Site location plan, (EX) 01, 02, 03, 04, (PP) 01, 02B, 03, 04B, 05A

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)