

Delegated Report		Analysis sheet		Expiry Date:		24/09/2010	
		N/A / attached		Consultation Expiry Date:		24/09/2010	
Officer				Application Number(s)			
Carlos Martin				2010/4752/P			
Application Address				Drawing Numbers			
Rathbone Hotel 30-52 Rathbone Street London W1T 1LB				Refer to draft response.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a two storey roof extension at fifth and sixth floor level with associated within acoustic enclosure following the demolition of existing of fifth floor and minor external alterations to entrance.							
Recommendation(s):		Object					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	n/a						
CAAC/Local groups* comments: <small>*Please Specify</small>	n/a						
Site Description							
The application site relates to a five-storey plus mansard floor hotel located on the corner of Charlotte Street and Rathbone Street, within the LB of Westminster. The opposite of the streets is part of the LB of Camden and the Charlotte Street Conservation Area.							
Relevant History							
None							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 Amenity for occupiers and neighbours B1 General design principles B3 Alterations and extensions B7 Conservation areas Camden Planning Guidance 2006 Charlotte Street Conservation Area Statement LDF Core Strategy and Development Policies The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict							

between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The proposed development involves the demolition of the existing 6th mansard floor and the erection of a two storey extension with plant enclosure above it. The proposed two floors would feature vertical walls with metal cladding and aluminium window frames. The top floor would be recessed from the front building lines.

The existing historic roofline of Charlotte Street is an important feature in the conservation area. The proposal would add an extra storey to one of the tallest buildings in this section of Charlotte Street and although the additional storey would be set back, it would partially affect the view of the BT tower from the south end of the street.

The proposed extension is considered to be an insensitive and unsympathetic alteration in terms of its design, height, bulk, form and materials. The proposals would fail to preserve or enhance the character and appearance of the host property and the Charlotte Street Conservation Area.

Recommendation: Object.

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