

Our ref: J031159
Planning Portal Reference: PP-03329724

Camden Council
Planning Department
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

07 May 2014

Dear Sir/Madam,

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2010

Site: 69 Charlotte Street, London, W1T 4PJ
Planning application for: Installation of new shopfront

On behalf of our clients 69 Charlotte Street Ltd., we are pleased to enclose a planning application for the above site. The application consists of the following:

- Planning Application Forms including Certificates of Ownership
- Planning Statement (GL Hearn)
- Site Location Plan (GL Hearn)
- Approved plans prepared by Clague Architects:
 - Proposed Floor Plans (Basement, Ground and First Floor) (21277A/10)
 - Proposed Elevations (21277A/12A)
- A suite of plans prepared by Nissen-Richards Studio:
 - Proposed Floor Plans (Basement, Ground and First Floors) (A1419-200)
 - Proposed Shopfront Elevations (comparison between consented and proposed) (A1419-450)
- Planning Application Fee Cheque (£195)

Background

Planning permission N12/31/F/26059 for "*Installation of new shopfront*" was granted on 07th March 1978.

Planning permission 2012/4646/P for "*Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing façade*" was granted on 10th December 2012.

Planning permission 2014/1575/P for "*Details required by condition 6 (detailed drawings and samples) of planning permission 2012/4646/P dated 10/12/12*" was granted on 25/04/2014.

The applicant engaged in pre-application discussions with the Council in February 2014 to discuss the possibility of a change of use to form a consolidated A2 unit at basement and ground floors as well as additional development options regarding the installation of a new shopfront and revisions to the glass box extension approved under planning permission 2012/4646/P. The applicant received a formal pre-application written response letter from the Council dated 10th March 2014.

Section 3 of the Council's pre-application response letter analyses the site land use in detail. The Council states that there are no records of the premises being lawfully used as a restaurant at basement level and therefore the basement is considered to be in lawful A1 use. In reference to the ground floor, the Council consider this to be under lawful A1 use. It is therefore the applicant's assertion that the lawful uses are A1 at ground floor and A3 at basement despite what the pre-application letter states. However, the Council delegated report for LPA reference 2012/4646/P states on the 3rd page; that the ground floor is in use as a café (A1) and the basement is used as a restaurant (A3).

Contrary to the Council's interpretation, the applicant considers the site to have lawful A1 use at ground floor (café) and lawful A3 use at basement level (restaurant). The key document to confirm this is the delegated report for LPA ref. 2012/46/46/P. It should also be noted the ground and basement floors were independent of each other with separate access etc.

The applicant has submitted a planning application (LPA ref. 2014/2732/P) for "Change of use of the basement restaurant (Class A3) and ground floor shop (Class A1) to financial and professional services (Class A2)" which has been validated and is pending consideration. This application discusses in detail the site's planning history and is seeking a sole change of use of the site / land use.

The applicant has also submitted a non-material amendment application seeking to amend the glass box feature that was formerly approved under planning permission 2012/4646/P.

In regards to the prospect of installing a new shopfront the Council's pre-application response letter confirmed that the principle of installing a new shopfront was acceptable in principle subject to design and heritage considerations.

Proposal

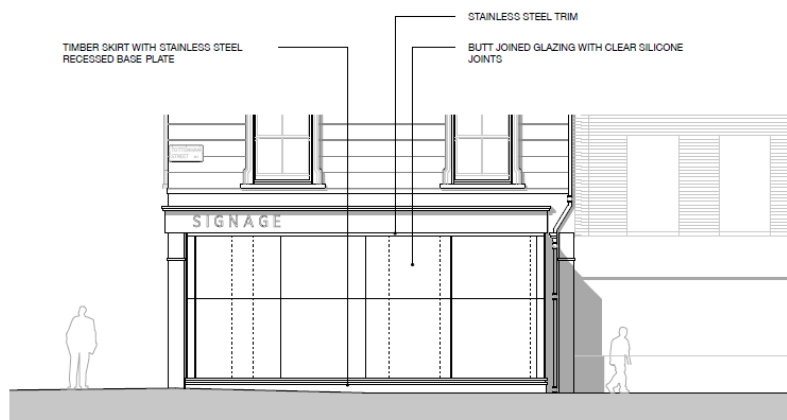
The application seeks permission to install a new shopfront at 69 Charlotte Street, London, W1T 4PJ.

The proposed replacement shopfront and entrance door will be located along the front elevation (facing Charlotte Street). The proposed shopfront will replace the shopfront originally approved under planning permission 2012/4646/P.



03 Proposed Elevation - Charlotte Street (east)

Figure 1: Proposed East Elevation (Charlotte Street)



04 Proposed Elevation - Tottenham Street (north)

Figure 2: Proposed North Elevation (Tottenham Street)

The proposed shopfront will be composed of a double glazed glass with a timber frame shopfront with stainless steel recessed base plate, timber skirt with stainless steel recessed base plate, with stainless steel trim and butt joined glazing with clear silicone joints.

The proposed materials have been specifically chosen to match and further complement the host building. The proposed materials match those provided to meet the requirements of condition 6 of 2012/4646/P which granted by the Council under LPA ref. 2014/1575/P.

The entrance will have a level threshold with the pavement. The entrance door will be DDA compliant and meet with Part M of Building Regulations.

Relevant Planning Policy

The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 14).

Camden Council's Local Development Plan comprises the Core Strategy (adopted 2010); the Camden Development Policies 2010-2025 Document and the Replacement Unitary Development Plan (UDP) (adopted June 2006).

Core Policy CS5 sets out the Council's approach to managing the impact of growth and development. The policy states that the Council will ensure that development meets the full range of objective of the Core Strategy and other Local Development Framework Documents by providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role; providing the infrastructure and facilities needed to support Camden's population; providing sustainable buildings and spaces of the highest quality; and protecting and enhancing the Borough's environment and heritage and the amenity and quality of life of local communities.

Core Policy CS7 provides guidance on Camden's centres and shops. The policy states that the Council promote retail growth across the Borough and encourage development of vibrant centres throughout the Borough to serve the needs of residents, workers and visitors by: seeking to protect and enhance the role

and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character; providing for, and maintaining, a range of shops and services; supporting and protecting Camden's local shops, markets and areas of specialist shopping; and pursuing the individual planning objectives for each centre.

Core Policy CS14 sets out the Council's approach to promoting high quality places and conserving our heritage. The policy states that the Council require development of the highest standard of design that respects local context and character, the Council will preserve and enhance its Conservation Areas and encourage development that is accessible for all.

Development Plan Policy DP24 provides guidance on securing high quality design. The policy provides detailed design guidance and states that the Council expect developments to consider: character, setting, context and the form and scale of neighbouring buildings; character and proportions of the existing building, where alterations and extensions are proposed; quality of materials to be used; provision of visually interesting frontages at street level; appropriate location for building services equipment; existing natural features; provision of appropriate hard and soft landscaping; provision of appropriate amenity space; and accessibility.

Development Plan Policy DP25 provides guidance on conserving Camden's heritage. In regards to Conservation Areas the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area; prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area unless exceptional circumstances are shown that outweigh the case for retention; not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and preserve trees and garden spaces which contribute to the character of a conservation area.

Development Plan Policy DP26 provides guidance on managing the impact of development on occupiers and neighbours. The policy states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Planning, Design & Access Considerations

The proposed seeks to install a new shopfront in the centre of the retail unit fronting Charlotte Street. It is considered that the changes will be in keeping with the approved aesthetic of the building.

The entrance doors have been specifically located to allow safe and practical access into the premises. The proposed location of the entrance will allow suitable surveillance along the pavement fronting Charlotte Street.

It is considered that the development maintains and improves the character and appearance of the host building, the immediate streetscene and the wider Charlotte Street Conservation Area by providing a sympathetic, high quality and proportionate shopfront.

The proposal will include a solid double glaze singular entrance door. The entrance door complies with Part M of the Building Regulations and will have a level threshold with the adjoining pavement meaning the retail unit will be accessible to all.

The development meets the requirements of national, regional and local policy by providing a sympathetic and proportionate form of development that would not appear incongruous within the context of the site and would not adversely impact upon the accessibility, character or identity of the site or the area.

For the reasons set out in this letter, it is respectfully requested that planning permission is granted. Please do not hesitate to contact me if you have any queries or require any further information.

Yours faithfully,



Paul Manning
Planning Director

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