

Our ref: J031159
Your ref: PP-03329731

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 and Country Planning (Development Management Procedure) (England) Order 2010**

**Site: 69 Charlotte Street, London, W1T 4PJ
Planning Application for Non-material Amendment to Approved Plans**

On behalf of our clients 69 Charlotte Street Ltd. we are pleased to enclose a planning application for a non-material amendment to the approved plans following the grant of planning permission 2012/4646/P at the above site.

The application consists of the following:

- Non-material Amendment Forms
- Approved plans prepared by Clague Architects:
 - Proposed Floor Plans (Basement, Ground and First Floor) (21277A/10)
 - Proposed Elevations (21277A/12A)
 - Proposed Rear Elevations (21277A/13)
- Site Location Plan (GL Hearn)
- A suite of plans prepared by Nissen-Richards:
 - Proposed Floor Plans (Basement, Ground and First Floor) (A1419-200)
 - Proposed Elevations (A1419-400-A)
 - Proposed Rear Elevations (A1419-401)
- Planning Application Fee (£195)

Background

Planning permission LPA ref 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 10 December 2012.

Proposal

This application seeks permission for a non-material amendment to planning permission 2012/4646/P at 69 Charlotte Street, London, W1T 4PJ.

The proposal seeks to substitute approved plans 21277A/10, 21277A/12A and 21277A/13 with proposed plans A1419-200, A1419-400-A and A1419-401.

The proposal seeks to amend the design of the approved glass box feature permitted under planning permission 2012/4646/P. Please note the approved glass box feature has not been implemented.

The proposed glass box feature is considered to be of an enhanced and improved design standard than the previously permitted glass box under planning permission 2012/4646/P. The proposed glass box feature will follow the entire façade along Tottenham Street and will be constructed of clear glazing to match other shopfronts along Charlotte Street as opposed to the part opaque glazing previously approved under planning permission 2012/4646/P. The proposed glass box will be constructed from the same materials as per the approved scheme with glazing to match the shopfront. The design will complement and enhance the building and the wider setting.

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.

In reference to the glass box feature, the Council's letter concluded that the pre-application stage proposed elevation of the glass box was unacceptable on design grounds with the increase in height of the glass box would obliterate the fascia and would result in an odd relationship with the upper floors of the building. Since the pre-application meeting the applicant has sought to revise the design of the proposed glass box feature in response to Council advice and with full consideration for the impact on the character and appearance of the host building and wider Charlotte Street Conservation Area.

It is therefore considered that the proposed design alterations to the glass box will make the design look neater, more in keeping and appear sympathetic in regards to the character and appearance of the host building and wider Charlotte Street Conservation Area.

Summary

The proposed non-material amendment seeks to amend the design of the glass box (not implemented) feature approved under planning permission 2012/4646/P.

The proposed non-material amendment and substitution of plans is necessary to achieve an enhanced and improved design standard that is more in keeping with the streetscene and crucially more sympathetic in regards to the character and appearance of the host building and the wider Charlotte Street Conservation Area.

For the reasons set out in this letter, it is respectfully requested that the proposed non-material amendment to the approved plans is granted. Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully,



Paul Manning
Planning Director
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