

CE/MF/P5621
8th August 2014

Development Planning
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Planning Portal Ref. PP:03584728

Dear Sirs,

62-64 Goodge Street, London, W1T 1FP
Planning application for alterations to the existing roof structure to create an additional residential (Class C3) dwelling and associated external alterations. (Resubmission)

On behalf of our client, Shaftesbury Charlotte Street Limited, we write in support of a planning application for alterations to the existing roof structure to create an additional residential dwelling. Along with this supporting cover letter, the following documents have been submitted electronically via the Planning Portal:

- Lifetime Homes Assessment
- CIL Form
- Existing and Proposed Drawings (20215-P01, P05-revC, P06-revC, P07-revB, P08-revB, P09-rev D, P10-revD, 05-revB, 07, 08-revB, 09-revB, 10-revB).
- Site location plan

This application is a resubmission following a previously withdrawn scheme (2013/8181/P). The application is a resubmission for the development of the same character on behalf of the same applicant within 12 months of the withdrawal and hence a planning application fee is not required in this instance.

Site Location and Existing Use

The property is located on the northern side of Goodge Street. The property currently comprises a restaurant (Class A3) on the ground and basement floors, dentist surgery (Class D1) on the first floor and residential (Class C3) on the second and third floors. The property is not listed however is located within Charlotte Street Conservation Area and Central Activity Zone (CAZ).

The surrounding area comprises a mixture of uses, consisting predominately of retail and restaurant use at ground floors, and commercial office or residential use on upper floors. Within close proximity of the application site is the extensive redevelopment of the former Middlesex Hospital. The development, which is now constructed and stands 9 storeys in height on the corner of Mortimer

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Street and Cleveland Street is a major development which significantly alters the surrounding streetscape.

The roofline along Goodge Street varies significantly, with a diverse historic rooflines and new mansard roof extensions. The street also varies in height from the 9 storey Middlesex Hospital site to the west and five storey buildings to the east. The design of the elevations along Goodge Street also differ in style and age with varying windows, shopfronts and roof designs. The application relates solely to alterations to the existing roof structure at 62-64 Goodge Street.

Planning History

This application is a resubmission of a previously withdrawn scheme of the same character (2013/8181/P). The application continues to seek permission for alterations to the existing roof structure to allow a new residential unit to be created in the attic space and associated external alterations including a terrace at the rear and extension of the existing extract duct.

During the previously withdrawn scheme officers considered that the proposal was unacceptable as the roof alterations would be detrimental to the character and appearance of the building and street scene. In response to the comments the design had the following amendments:

- The mansard was pushed back 300mm back from the inside face of the parapet wall and the 70 degree pitch extends up to an internal head-height of 2.3m so that the dormers are completely within this section.
- Dormer window cills were lowered below the line of the copings so that the slate below is not visible.
- The 30degree section was removed.

Despite the amendments to the design, officers retained the opinion that the roof alterations were unacceptable and the application was withdrawn. Following the withdrawal, the design of the roof extension was reviewed and the design has been amended further.

The Proposal

At present, there is a part pitched, part flat roof structure to the existing roof at 62-64 Goodge Street which currently creates internally a redundant attic space. The roof space presents an excellent opportunity for the creation of a well-designed mansard roof extension to the existing roof structure. The proposed slight increase to the existing massing of the roof allows the previous redundant roof space to be fully utilised for the purpose of residential.

Following the withdrawn scheme, the design of the roof alteration and residential unit has been amended. The design has omitted the dormer windows along the Goodge Street elevation and replaced them with roof lights. The creation of rooflights results with a reduction in the usable floorspace (compared to the withdrawn scheme) but ensures that the roof scape remains as existing from street level.

The angle of the roof extension on the Goodge Street elevation remains as existing, thereby ensuring the roof has no greater visual impact from along Goodge Street. The proposed roof lights will not be visible from street level.

The proposed development can best be summarised as follows:

- The erection of a slate hung mansard extended up at the same pitch as the existing roof to create an additional fourth floor at 62-64 Goodge Street. We confirm that the height of the existing roof structure will be raised 780 mm only.
- The front and rear pitches of the mansard roof will be finished in traditional slate. Traditional brick parapets and sandstone coping stones will bound the mansard roof either side and abut the existing chimney stacks. Roof-lights will be incorporated into the construction of the mansard roof along Goodge Street elevation .
- The alteration of the existing roof structure will allow the creation of a 2 bedroom residential flat (Class C3) to the new fourth floor. The proposed 2 bedroom flat will measure approximately 54.3 sqm and finished to a high specification, comprising of two bedrooms, a communal bathroom, a combined kitchen and living space with access to a rear terrace.
- A residential terrace measuring approximately 9.5 sqm will be accessed by timber bi-folding glazed doors. The rear surround of the terrace will be clad in vertical, slate coloured zinc panels. The terrace will be safely secured with a simple painted steel balustrade. We consider the external amenity space to be desirable for the two bedroom flat.
- In accordance with building regulations, low profile air vents and automatic smoke vents will be incorporated into the proposed flat roof. The flat roof will be finished in asphalt.
- Finally, the existing extract duct to the rear elevation (granted under planning permission ref. 2013/2544/P) will be extended higher to discharge past the proposed dormer windows at the rear.

Design and Access Statement

Please refer to the submitted Design and Access Statement for details on the design. A Lifetime Homes Assessment has also been submitted in support of the application.

Planning Policy Consideration

The provision of residential accommodation across the Borough is recognised as being a priority within Camden's planning policy documents. The proposed scheme seeks to make use of an existing attic space which is currently underused. Extending the existing roof structure 780 mm will allow the creation of a high quality two bedroom flat in the heart of Central London. The proposed application is considered to be fully in accordance with and supportive of Camden's Core Strategic Policy CS6, aiming to make full use of Camden's capacity for housing. We confirm the proposed residential unit meets the London Plan's minimum space standards for new development; measuring approximately 54.3 sqm. As in accordance with Policy DP5 – homes of different sizes, the proposed two bedroom unit fulfils Camden's criteria in delivering the highest priority size of market housing.

The scheme recognises the importance of providing good quality outdoor amenity space to residents; as a result, the development has carefully incorporated a roof terrace to the rear of the property. Acknowledging Policy DP26, the terrace has been positioned in consideration of neighbouring occupiers, ensuring that the amenity enjoyed by existing residents is preserved.

The proposed roof extension has been designed sympathetically, both in consideration of scale and context which will preserve and enhance the character of the building and its setting within the wider conservation area. As noted, the proposed roof alteration is a minor extension to the existing

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massing to the roof. At street level, the mansard roof will not impact upon the existing street scene. Through careful design, the extension will integrate successfully with the existing buildings form.

The use of high quality, traditional materials such as zinc, lead, sandstone, slate and timber sash windows, will ensure the proposed roof extension will be of highest standards. The development proposed seeks to create an attractive well designed scheme which respects the historical character of the existing building, the wider streetscape and importantly Charlotte Street Conservation Area. It is therefore considered that the proposed application fully accords with the requirements of planning policy CS14 and DP24; ensuring that development in Camden meets design excellence.

In accordance with the Policy CS18, we include designated space for waste and recyclables to be stored prior to collection. Please refer to the proposed drawings.

Conclusion

We consider the proposed amendments to the scheme overcome previous concerns raised by officers during the withdrawn scheme. The proposed design ensures there is no greater visual impact from street level.

The scheme accords with Camden's development policies and standards, specifically in relation to neighbour amenity and design, being sympathetic to the existing character of the building and Charlotte Street Conservation Area. The proposal will provide a high quality, high priority residential two bedroom unit with external amenity space.

We trust you have all the necessary information to successfully validate and determine the application as proposed above. However, should you wish to arrange a site visit or have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully



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Miles Frewin
Rolfe Judd Planning Limited