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**Your Ref**  
**Our Ref** 150LAX00

4 March 2015

Dear Sir / Madam,

Aberdeen Asset Management, 60 Charlotte Street, Camden, London, W1T 2NU

**APPLICATION FOR PLANNING PERMISSION: IMPROVEMENTS TO THE EXTERNAL APPEARANCE OF 60 CHARLOTTLE STREET**

DTZ have been instructed by Aberdeen Asset Management to submit a planning application, which seeks the approval of improvements to the external appearance of their property at 60 Charlotte Street, Camden, London.

**The Proposal**

The proposed development is for the installation of sliding doors to the reception of 60 Charlotte Street, and the removal of the external rain canopy above the main entrance door. Further to this, where the canopy was attached, there will be a cover installed with a powder coated aluminium curtain walling black panel flush with the existing glass façade.

**Design and Access**

For the installation of the proposed development, the barrel slide door that is currently used as the main entrance to 60 Charlotte Street will be removed. This will be replaced with the automated single slide panel glass door as per the attached images & drawing accompanying this application. The pavement outside the glass façade will be made good with bitumen/similar flat floor finish, to remove the barrel slide door's circular running groves.

**Planning Policy**

The proposals for the site are assessed against the statutory development plans which comprises the Core Strategy (2010), Development Policies (2010).

## **Camden Council: Core Strategy (2010)**

Camden's Core Strategy aims to “*retain the special built character of Camden Town by promoting high quality design of buildings, shop fronts, signage etc. that reflects the scale and character of Camden Town centre*”.

The site is located within the Charlotte Street conservation area, and as such the council will seek to make sure that the design of new development contributes positively to the area and respects Central London's full range of heritage assets.

The *Charlotte Street Conservation Area Appraisal and Management Plan (July 2008)* states that the Council will ensure continued consultation with the local Conservation Area Advisory Committee and other local interest groups to promote good design within the area. The document further states that where buildings currently detract from the appearance of the conservation area, sensitive redevelopment may provide an opportunity for the enhancement, “*for example: 60 Charlotte Street*”.

## **Camden Development Policies (2010 – 2025)**

**Policy DP24** aims to secure high quality design throughout the borough. The policy states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect development to consider:

- a) *Character, setting, context and the form and scale of neighbouring buildings;*
- b) *The character and proportions of the existing building, where alterations and extensions are proposed;*
- c) *The quality of the materials to be used;*
- d) *The provision of visually interesting frontages at street level;*
- e) *The appropriate location for building services equipment;*
- f) *Existing natural features, such as topography and trees;*
- g) *The provision of appropriate hard and soft landscaping including boundary treatments;*
- h) *The provision of appropriate amenity space; and*
- i) *Accessibility.*

The council stated that they are committed to design excellence and that a key strategic objective of the borough is to promote high quality, sustainable design.

**Paragraph 24.4** and **Paragraph 24.7** of the Development Policies states that in assessing design, Camden also take into account the government/CABE's guidance – *'By Design – Urban Design in the planning system: towards better practice*. This means that when Camden Council assess design, development should also consider:

- The character and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact of existing rhythms, symmetries and uniformities in the townscape;
- The compatibility of materials, their quality, texture, tone and colour;
- The composition of elevations;
- The suitability of the proposed design to its intended use;
- Its contribution to public realm, and its impact on views and vistas; and

- The wider historic environment and buildings, spaces and features of local historic value.

Camden Council stress the importance of design being sustainable within **Paragraph 24.8**. The policy states that the Council will require development to incorporate sustainable design and construction measures. Sustainable development should embrace principles of social sustainability which can be addressed by new development which:

Within the policy design guidance, the council state within **Paragraph 24.17** that “*Buildings should be visually interesting at street level, with entrances and windows used to create active frontages, which allow overlooking of public areas, provide a sense of vitality and contribute to making Camden a safer place. Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces*”.

### **Application Submission**

Accordingly we enclose the following documents in support of this planning application:

- Planning application forms and certificates duly signed
- Planning application fee of £195
- Existing and Proposed Images;
- Plans:
  - a) Site location plan (Scale – 1:1250);
  - b) Existing and Proposed Elevation from Charlotte Street (Drawing ref. ELE03-60CHAST01);
  - c) Existing and Proposed Elevation Section from Charlotte Street (Drawing ref. ELE06-60CHAST01)
  - d) Existing and Proposed Elevation Section from Scala Street (Drawing ref. ELE05-60CHAST01)
  - e) Proposed Part Section from Scala Street (Ref. ELE04-60CHAST01);
  - f) Existing Part Section from Scala Street (Ref. ELE03-60CHAST01);
  - g) Proposed Elevation from Scala Street (Ref. ELE02-50CHAST01);
  - h) Existing Elevation from Scala Street (Ref. ELE01-60CHAST01);
  - i) Existing Ground Floor Layout for 60 Charlotte Street, London W1T 2NU (Ref. SP03-60CHAST02);
  - j) Proposed Ground Floor Layout for 60 Charlotte Street, London, W1T 2NU (Ref. SP03-60CHAST03).

I trust that this submission meets your requirements. Please do not hesitate to contact me should you have any queries in the meantime.

Yours sincerely,

Neil Wells

Assistant Consultant – DTZ Development Consultancy

Cc	Karen Charles	DTZ
	Claire Wilkinson	DTZ
	Laura Mitchell	Northland Project Management
	Gary Pain	Thinking Space Design and Build Ltd

