

4 December 2015

Delivered by Planning Portal

Camden Council Planning Department
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
15-17 GOODGE STREET, LONDON, W1T 2PQ
FULL PLANNING APPLICATION**

We write on behalf of Fenton Property Management Company Ltd to submit a full planning application in respect of the development at 15-17 Goodge Street (the 'Site'). With this letter we enclose the following:

- Application forms, duly completed;
- Planning and Heritage Statement, prepared by Turley;
- Design and Access Statement, prepared by Brookes Architects;
- Existing and Proposed floorplans, sections and elevations prepared by Brooked Architects (Please see Appendix 1 for drawings schedule); and
- Acoustics Report, prepared by Adnitt Acoustics.

The fee of £385 has been paid via Planning Portal, being the appropriate fee as required by the Town and Country Planning (Fees for Application, Requests and Site Visits) (England) Regulations 2012.

The Site

The application site is located in Fitzrovia within the Charlotte Street Conservation Area at the corner of Goodge Street and Whitfield Street and currently comprises a four storey building with basement. All floors are occupied by a restaurant (Class A3).

There are three entrances, the main entrance on the corner of Goodge Street and Whitfield Street, with two further entrances directly to the upper floors on Goodge Street and Whitfield Street respectively.

The third floor is currently an underused function room. Offices, a changing area and plant room occupy the fourth floor, whilst the lift overrun and further plant are currently located on the roof.

The Charlotte Building
17 Gresse Street
London
W1T 1QL

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Relevant Planning History in the vicinity of the Site

Planning and Conservation Area Consent (2011/1821/P) was granted at appeal on 6th December 2012 for the *'Erection of a five storey building plus basement at 5-7 Goodge Street and rebuilding to five storeys plus basement at 62-63 Tottenham Court Road and 1-3 Goodge Street (including mansard roof), following part/complete demolition of existing buildings, all in association with the provision of retail space at ground floor level and 8 additional residential units (9 in total) to upper floors (Classes A1/C)'* at 62-63 Tottenham Court Road and 1-7 Goodge Street.

An application (2007/2452/P) was refused for redevelopment of 11-13 Goodge Street to create a building comprising 5 storey plus basement to provide 6 self-contained flats on upper floors and a retail shop at basement and ground floor level. The reasons for refusal included the range of proposed unit sizes being inappropriate, and the new building failing to preserve the conservation area.

Following this refusal, two applications were submitted (2013/6455/P and 2013/6456/P) for the *'Erection of 1st to 4th floor levels above retained ground floor to form 5 storey building following demolition of upper floors, including new mansard across 11-13 Goodge Street to provide 3 x 2bed flats and 1 x 3bed flat and erection of 3 storey rear extension at first to third floor. (APPLICATION B: 2 COLOUR BRICKS)'* and the *'Erection of 1st to 4th floor levels above retained ground floor to form a 5 storey building following demolition of upper floors, including new mansard across 11-13 Goodge Street to provide 3 x 2bed flats and 1 x 3bed flat and erection of 3 storey rear extension at first to third floor. (APPLICATION A: SINGLE COLOUR BRICK)'* respectively and granted at appeal in February 2015.

Proposal

The proposal seeks to provide a new 2 bedroom residential unit spread over the third and fourth floor through the change of use of the underused function room, office and changing room ancillary to the existing restaurant at the site.

The proposal will also involve alterations to fenestration to the fourth floor and widening the windows to match the floor below. The roof will be altered to provide amenity space in the form of a roof terrace, accessed through a low level sliding rooflight, and following the relocation of the roof plant as indicated in the submitted drawings. The accompanying Acoustics Report justifies the noise and vibration impacts associated with this against the relevant policies. An additional shallow sloping roof has been added to the top mansard to match the approved at 11-13 Goodge Street.

Internally, the flat will be arranged over three floors and a wheelchair accessible lift has been added to the proposal to serve the apartment from the ground floor. A new staircase will provide access to the setback terrace, which will prevent any potential overlooking issues mentioned at the pre-application stage.

Further commentary on the proposed residential unit is provided in the accompanying Design and Access Statement, which addresses Lifetime Home standards and wheelchair housing standards.

Conclusion

At the pre-application stage, the Council has argued that the loss of retail floor space, and the creation of residential unit should be acceptable given the local policy context.

Indeed, Policies CS7 and CPG5 seek to ensure the vitality of Camden's centres by maintaining a range of shops and entertainment uses while ensuring that these do not harm residents and the local area. The Council wishes to retain A1/A3 uses at ground floor level and encourages residential uses on upper floors.

As such, the proposal is in line with the Council's aspiration and contributes towards the Council's housing supply, a priority outlined in Policies CS6 and DP2.

The development is sustainably located within close proximity to public transport links therefore contributing towards achieving a successful central London (Policy CS9).

The design of the roof terrace and alteration to the fenestration in the mansard roof has been achieved through careful consideration of the existing character and historical backdrop of the Charlotte Street Conservation Area. Furthermore, the roof terrace will not permit overlooking as it will be set back behind the line of the roof slope, with a black painted metal hand rail to ensure it suits the character of the site and surroundings. As such, the proposal should not cause any adverse impact on the site and surroundings in terms of design and amenity.

The initial proposal included a roof extension in the form of a conservatory. This addition has been omitted from the present proposal following the advice of the planning officer, subject to further consideration. It has instead been replaced by a low level sliding rooflight that will provide access to the roof terrace. An additional shallow sloping roof has been added to the top mansard to match the approved at 11-13 Goadge Street.

Given the above considerations, it is thought that the proposed change of use from restaurant (Use Class A3) at third and fourth floors respectively to a dwelling (Use Class C3), the formation of a roof terrace at roof level, and associated alterations to be acceptable and contribute positively towards the Tottenham Court Road growth area and Charlotte Street Conservation Area.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered. If you require anything further please do not hesitate to contact me at this office.

Yours faithfully



Sid Hadjioannou

Director

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APPENDIX 1 – DRAWING SCHEDULE

Drawing number	Drawing name
4638/3 40	Site Location Plan
4638/3 41	Existing Floor Plans (Basement and Ground Floor)
4638/3 42	Existing Floor Plans (First Floor to Roof Level)
4638/3 43	Existing Elevations (Goodge Street and Rear A)
4638/3 44	Existing Elevations (Whitfield Street and Rear B)
4638/3 45	Existing Sections
4638/3 46	Proposed Floor Plans (Basement and Ground Floor)
4638/3 47	Proposed Floor Plans (First Floor to Roof Level)
4638/3 48	Proposed Elevations (View from Goodge Street)
4638/3 49	Proposed Elevations (View from Whitfield Street)
4638/3 50	Proposed Elevations (Rear A and Rear B)
4638/3 51	Proposed Sections