



61 - 65 CHARLOTTE STREET,
LONDON, W1T 4PF

MINOR MATERIAL AMENDMENT
APPLICATION
PLANNING STATEMENT

MERCHANT LAND INVESTMENTS LTD

April 2016

Our Ref: Q50105

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Document 2 – Decision Notice (2015/1746/P)

Document 3 – Planning History

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1 INTRODUCTION

1.1 This planning statement is prepared on behalf of Merchant Land Investment Limited in support of a planning application made under Section 73 of the Town and Country Planning Act (1990) (as amended). The application relates to no. 61 - 65 Charlotte Street, London, W1T 4PF. A plan illustrating the site boundary is provided at **Document 1**.

1.2 The application ref. 2015/1746/P was approved on 8th January 2016 for the following development:

“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.”

1.3 The application approved the conversion of the vacant office floorspace to provide 6 no. high quality residential units alongside the reprovision of modern office accommodation on the lower floors. The full decision notice is provided at **Document 2**.

1.4 Since the proposed development was granted planning permission, the design and construction process has led to minor changes in the configuration of the building being required. A number of alterations are sought to the approved plans to enable the development to be delivered, notably the inclusion of an Automatic Opening Vent (AOV) on the roof, minor façade alterations including minor increase to ridge height and rebuilt parapet (No. 65) to the front elevation and window / balcony reconfiguration to the rear.

1.5 Therefore, the application seeks planning approval to amend the plans referred to within condition 2 attached to the planning decision notice, which is re-provided below:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved plans: Existing - 696-EXGA00-P1, 696-EXGA01/02-P1, 696-EXGA03-P1, 696-EXGA04-P1, 696-EXGA05-P1, 696_GS01-Ex, 696_GS02-Ex, 696_GS03-Ex, 696-EXGE01-P1, 696-EXGE02-P1.

Proposed - Plans - 696-GALG-OptA-P2; 696-GALG-OptB-P2; 696-GA00-OptA-P3, 696-GA00-OptB-P3, 696-GA01-P3, 696-GA02-P3, 696-GA03_04-P2, 696-GARF-P1;



Elevations - 696-GE01-P3, 696-GE02-P2;

Sections - 696-GS01-P2, 696-GS02-P2; 696-GS03-P2; 696-GS05-P2; 696-GS06-P1.

- 1.6 This planning statement explains the required changes to the approved development in the context of the adopted development plan, and supports the application forms, certificates and relevant drawings. Section 2 describes the site and surrounding area. Section 3 describes the proposed changes, with Section 4 providing a consideration to development plan policy. Section 5 provides a planning policy conformity assessment with Section 6 updating the planning obligations position and Section 7 providing the conclusions to this statement.

2 SITE AND SURROUNDING AREA

2.1 This section reviews the current characteristics of the site, and provides an overview of the surrounding area to provide a physical context to the application proposals.

a) The Site

2.2 The application site relates to 3 buildings located within a terrace on the south-western side of Charlotte Street between the junctions with Tottenham and Goodge Street. All consist of a ground floor, basement and three upper storeys.

2.3 No.61 is a vacant office (Class B1(a)) on all floors and has an extensive basement which extends under Nos. 63 and 65. No. 63 comprises a vacant Class A1 retail unit at ground floor level with vacant offices (Class B1 (a)) above. No. 65 is also comprised of a vacant Class A1 retail unit at ground floor with 3 residential units (Class C3) on upper floors.

2.4 The site is located within the Central Activities Zone and the Charlotte Street Conservation Area. All 3 of the buildings in the terrace are positive contributors to the Conservation Area. The existing frontage of the building is noted as having positive potential for enhancing the Charlotte Street Conservation Area, whilst buildings to the rear are more piecemeal and present a poorer element of the existing site.

2.5 The surrounding built form varies, but nearby urban context comprise similar terraced properties, along with a number of larger individual buildings in the near vicinity. To the south-east of the site, the buildings (Nos. 59, 57, 55, 53 and 46) comprise 5, 4, 6, 4 and 5 storeys (respectively), all operating Class A retail uses at ground floor and residential/office uses above. Similarly to the north-west of the site 67 and 69 Charlotte Street, comprise a restaurant and a café at ground floor with residential above.

b) Planning History

2.6 A full review of the site's planning history is provided at **Document 3** to this report.

2.7 The site benefits from existing planning permission (ref. 2015/1746/P) granted on 8th January 2016 for the following development:

“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.”

2.8 Following the grant of planning permission the appropriate mechanism to resolve the requisite revisions is now a minor material amendment application.

3 DETAILS OF THE PROPOSED DEVELOPMENT

3.1 The proposed changes to the approved drawings are detailed in this section. These are presented within the application design document, but summarised below. A full schedule of the amended drawings is provided within the covering letter.

3.2 The application seeks a variation to the list of approved plans at condition 2 attached to planning permission ref. 2015/1746/P to allow:

- Inclusion of Automatic Opening Vent (AOV) on roof;
- Minor façade alterations to the front and rear elevations;
- Ground floor skylight and pavement light reconfiguration; and
- Internal reconfiguration.

3.3 Considered in isolation each of the revisions represent non-material amendments to the approved scheme. The revisions are discussed in turn below.

3.4 It should be noted that sections (696-GS01-P2, 696-GS02-P2; 696-GS03-P2) approved under application ref: 2015/1746/P do not show the correct window openings for the Charlotte Street elevation, however these remain unchanged and do not form part of the revisions.

a) **AOV**

3.5 AOV with ladder access added to roof at No. 65 – The AOV has emerged as part of the design process and finalised internal layout. It was not considered within the original application and is required to comply with fire safety standards and ventilate the building / allow for safe egress in case of fire.

b) **Façade alterations**

3.6 A number of minor amendments to both the front and rear elevation are required, resulting from the detailed design process. There are presented within the design document and comprise:

- 3.7 Front Elevation: Raised ridge and rebuilt parapet at No.65 – The overall ridge height to No. 65 has been reviewed with the intention to install a slate roof to the shallow sloped profile of the upper mansard. The internal floor levels are threshold free throughout each apartment in order to allow for future accessibility with modest internal headroom. The bedroom zone in No. 65 accommodates low headroom and the ridge height is raised marginally to allow for the roof build-up to provide adequate systems for insulation and waterproofing (to comply with Building Regulations). The impact on the change of roof level is presented in the design document and highlights that the step up from No. 65 to Nos. 61 and 63 is maintained.
- 3.8 Front Elevation: Decorative cast iron air grilles added to shopfronts Nos 61 & 65 – required for ventilation.
- 3.9 Rear Elevation: Reconfiguration of upper window at No. 61 – required to reflect lateral internal reconfiguration of the proposed residential accommodation.
- 3.10 Rear Elevation: Replacement of existing window at No. 61 with conservation AOV window – required to comply with fire safety standards and ventilate the building in case of fire. The replacement window will be adapted to have automated opening for ventilation in the event of fire detection systems being activated.
- 3.11 Rear Elevation: New terrace and entrance door added to existing tenant flat at No.65 – the resident tenant is looking onto a flat roof, without existing amenity space. A small new terrace is proposed away from overlooking, to allow for external amenity space and create long term improvement in amenity. To further enhance amenity, a small area of green space creates the rest of the flat roof to improve outlook for both the 2nd floor resident and adjacent properties.
- 3.12 Rear Elevation: Balconies rationalised at No. 63 – emerging from the detailed design process. Rear projecting bays made larger balconies infeasible both technically and in relation to retaining the character of the rear bays.
- 3.13 Rear Elevation: Additional dormer window at No. 65 – required to reflect both internal reconfiguration and adjacent dormer design at Nos. 61 & 63.

3.14 Rear Elevation: Decorative cast iron air grilles added to apartments – emerging from detailed design and required to provide high quality internal environment within the flats, the services system requires intake and extract for air.

c) Ground floor skylight / pavement light reconfiguration

3.15 The reconfiguration of skylights / pavement lights has arisen as part of the detailed design process and the internal reconfiguration of commercial floorspace. The revised approach has focused on quality of internal space, including good daylight and access routes across the roof. The revised proposals omit rooflights to the main roof in three locations (along the perimeter to the lightwell, along the back of No.63, and along the perimeter to No.59). The daylight modelling of the interior has focussed on the net result and supports the analysis that the interior space will be good quality with natural daylight levels in line with BREEM requirements and CIBSE guidelines.

d) Internal Reconfiguration

3.16 Minor alterations to the internal layout of office and residential accommodation to reflect detailed design process.

e) Conclusion

3.17 Considered individually all of the above comprise non material amendments to the consented scheme. Collectively they are presented as a minor material amendment.

4 PLANNING POLICY

4.1 This section considers the changes to the development plan, including any relevant material considerations that have occurred since the grant of planning permissions.

a) Changes to the Development Plan

4.2 In the context of the application proposals, the extant planning application was considered acceptable against the adopted Development Plan for Camden.

4.3 This comprises Camden's Core Strategy (2010) and Development Policies (2010). Each of these documents are retained as part of the local tier of the development plan and remain unchanged from the date of the extant permission (8th January 2016). Consideration of the relevance of policies within these documents relevant to this application is provided in the following section of this report.

i) Camden Local Plan Submission Draft

4.4 Consultation on the Camden Local Plan Submission Draft began on 8 February 2016 and runs until 4 April 2016. The Plan has reached submission stage and therefore can be a consideration when the Council assesses planning applications, although it can only be given limited weight. The emerging policy therefore cannot be considered significant or sufficient to alter the policy context of the determination of the planning application.

4.5 Whilst there is an emerging update to the Camden Local Plan, this is not afforded significant weight in the determination of planning applications and should not outweigh the adopted development plan with which the extant permission was determined. In any event, the proposals remain in accordance with emerging policy.

b) Assessment of Significance

4.6 In the context of the application proposals, the extant planning application was considered acceptable against the adopted Development Plan for Camden Council. The emerging Local Plan has not significantly altered the policy context of the approved application. Therefore, given the limited proposed amendments to the approved scheme and the lack of significant change to the



development plan, the application remains acceptable against those policies of the development identified attached to the extant planning permission. Further discussion relative to this is presented at Section 5.

5 PLANNING ASSESSMENT

5.1 The previous section demonstrates that the development plan has not changed since the original grant of planning permission.

5.2 This section reviews those minor elements that differ from the original extant scheme against the relevant development plan policies. The proposed development remains in-keeping with both the spirit and detail of the extant planning permission, and the proposed changes represent minor material amendments.

a) **Townscape and Design**

i) AOV

5.3 The AOV is a requirement of fire safety and its roof location has emerged as part of the detailed design process. The upstand for the AOV is low profile, but stands slightly above the roofline to provide adequate waterproofing. The position is well concealed on the rear side of the central ridge, away from general views, as demonstrated by drawing 249/PD/120 which shows that the AOV will not be visible from street level and that sight lines have not been compromised.

5.4 The AOV has therefore been sensitively designed and located to limit impact on, and preserve the character and appearance of the conservation area.

ii) Façade Alterations

5.5 Raised ridge and rebuilt parapet at No.65 – The proposal is designed to repair and rebuild with the original materials, to raise the parapet with matching materials and to install adequate coping in the traditional style in order to provide an concealed parapet gutter. The overall effect is that No. 65 continues to step down from the adjacent No.63; creating a transitional element to No.67.

5.6 Decorative cast iron air grilles added to shopfronts No.61 and 65 – Discreet cast iron grilles have been used that will blend in with traditional detail and can be painted out to match future shop front tenant fascias.

- 5.7 Reconfiguration of upper window at No.61 – The window has been designed to replicate the adjacent heritage style windows.
- 5.8 Replacement of existing window at No.61 with Conservation AOV window – The window has been designed to replicate the adjacent heritage style windows.
- 5.9 New terrace and entrance door added to existing tenant flat No.65 – designed to be in keeping with the heritage style of other consented rear balconies.
- 5.10 Balconies rationalised at No.63 – Designed to maintain the external aesthetic and not extend across the splay to articulate between new and existing features. The third floor balcony is adjacent to the roof of the retained bay. The bay will be enhanced through repair and refurbishment and detail around the bay's roof will be retained. For this reason the 3rd floor balcony is reduced so that it maintains the character and rhythm of the new additions below. Overall, the approach retain the verticality of the rear elevation and the setting of the existing bay feature.
- 5.11 Additional dormer window at No. 65 – designed to maximise the ambience of natural daylight and reflect the traditional detail of the windows located on the stair well. Nos. 63 & 65 have three dormers and the approach enables No.61 to reflect this.
- 5.12 Decorative cast iron grilles added to apartments – The product has been carefully selected to coordinate with brickwork, and is proposed as a black cast iron air brick. The design intention is to position them underneath balconies and on the side splays. The positions place them away from view and under overhangs, and the dark colour will blend in with the elevation.
- 5.13 The proposed façade amendments have no impact on the setting of the building and enhance the quality of the scheme as consented having a positive impact on both the building and the Charlotte Street Conservation Area.

iii) Internal Reconfiguration

- 5.14 The proposed changes also include minor alterations to the internal layout of the residential and commercial accommodation that have arisen as part of design development. These changes do not require planning permission, but are proposed to be varied in accordance with the requirements of Condition 2 attached to the extant permission.

b) Conclusion

- 5.15 The above proposed minor material amendments propose no additional floorspace and are purely a function of the detailed design process. With the exception of the roof AOV (required for fire safety) they represent the reconfiguration of consented floorspace and minor façade alterations. They enhance the quality of the commercial/residential accommodation and remain in-keeping with the existing planning permission.
- 5.16 Accordingly the design is compliant in design terms of the Council's Design policies CS14, DP24 and DP25.

6 PLANNING OBLIGATIONS

- 6.1 There has been no change with regard to relevant CIL schedules since the original application (Ref: 2015/1746/P) was determined.
- 6.2 An updated CIL form including updated areas is submitted in support of this application.

7 CONCLUSIONS

- 7.1 It is considered that the assessment of relevant issues to the minor material amendment (Section 73) application demonstrates that the minor material amendments do not give rise to any new material impacts, and indeed serves to secure the deliverability of the extant planning permission.
- 7.2 The proposed amendments have been carefully considered to deliver a high quality of accommodation, within the parameters of the development plan and cognisant of relevant material considerations.
- 7.3 Overall the proposed amendments have no impact on the setting of the building and enhance the quality of the scheme as consented having a positive impact on both the building and the Charlotte Street Conservation Area.
- 7.4 The proposed amendments are required to enable the delivery of the development. This is in line with development plan policy objectives, in addition to important material considerations. As a result planning permission should be granted for these proposals.



DOCUMENT 1

SITE LOCATION PLAN

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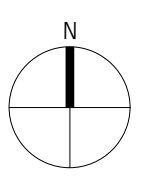
Notes



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P1 26/8/14 Draft issue for Pre-App

Revisions



**HARPER
DOWNIE**
CREATIVE
ARCHITECTURE

Gate House
1 St John's Square
London EC1M 4DH
T +44 20 7490 7674
studio@harperdownie.com
www.harperdownie.com

Client
Holbud Investments

Project
61-65 Charlotte Street

Drawing Title
Site Plan

Status Planning	Drawn NM	Checked GO
Scale 1:500	Date Aug	

Drwg. No. & Revision
P818_S02_P1

S00 Site Plan
Scale 1:500 (A1, 1:1000 (B3))





DOCUMENT 2

DECISION NOTICE (REF.20151746P)

Tom Vernon
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2015/1746/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

8 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**61 - 65 Charlotte Street
London
W1T 4PF**

Proposal:

Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.

Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



2 Plan numbers

The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved plans:

Existing - 696-EXGA00-P1, 696-EXGA01/02-P1, 696-EXGA03-P1, 696-EXGA04-P1, 696-EXGA05-P1, 696_GS01-Ex, 696_GS02-Ex, 696_GS03-Ex, 696-EXGE01-P1, 696-EXGE02-P1.

Proposed - Plans - 696-GALG-OptA-P2; 696-GALG-OptB-P2; 696-GA00-OptA-P3, 696-GA00-OptB-P3, 696-GA01-P3, 696-GA02-P3, 696-GA03_04-P2, 696-GARF-P1;

Elevations - 696-GE01-P3, 696-GE02-P2;

Sections - 696-GS01-P2, 696-GS02-P2; 696-GS03-P2; 696-GS05-P2; 696-GS06-P1.

Approved documents:

Transport Statement (March 2015) prepared by ttp consulting, Planning Statement (20 March 2015) prepared by Quod, Statement of Community Involvement (February 2015) prepared by HardHat, Phase 1 Land Contamination Risk Assessment (March 2015) prepared by Castledine & Co, Heritage Assessment and Impact Statement (February 2015) prepared by Harper Downie, Energy Strategy (16 March 2015) prepared by Metropolis, Sustainability Statement (16 March 2015) prepared by Metropolis, Design & Access Statement (March 2015) prepared by Harper Downie, Daylight and Sunlight Simulation Analysis (March 2015) prepared by ERS, Draft Construction Management Plan prepared by Merchant Land, Commercial Floorspace Assessment (20 March 2015) prepared by Quod, Basement Impact Assessment (18 February 2015) prepared by bwm, Noise Exposure Assessment (18 December 2014) prepared by Clement Acoustics, Construction Drawing P170/120 (pavement lights).

Reason:

For the avoidance of doubt and in the interest of proper planning.

3 Cycle parking

Before the occupation of the:

- i) residential units,
- ii) the office accommodation

the approved cycle parking facility shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of

Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

4 Plant areas

No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as plant areas on the plans hereby approved.

Reason: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

5 Noise levels

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

6 Active frontages

The shop front windows to the retail and food drink units shall be used for display purposes and the window glass must not be painted or obscured.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to prevent the introduction of dead frontages within the development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

7 Land contamination

At least 28 days before development commences:

(b) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(c) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and

approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development shall achieve 19.4% regulated carbon reduction beyond Part L 2013 and sustainability, BREEAM Domestic refurbishment 'Excellent' for the residential premises and BREEAM non-domestic Refurbishment 'very good' for the non-residential premises.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The development shall achieve 50% of the credits in the Water, Materials and Energy categories.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Green roof details and installation

Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development

Policies.

11 SUDs

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

12 Lifetime homes

The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

13 Refuse and recycling

Prior to commencement of development details of the arrangements for storage and collection of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority in respect of all residential units within the phase.

The development shall not be implemented other than in accordance with the refuse and recycling storage shown on the approved plans. All such measures shall be in place prior to the first occupation of any residential units (for the residential element) and prior to the first occupation for the offices (for the office element) and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

14 Insulation - separating residential premises

Prior to commencement of the development, details shall be submitted to and

approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

15 Insulation - separating residential and commercial

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise.

16 Noise levels - plant

Prior to use of the installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as stated in report ref: 9677-NIA-01 RevA, dated 29th June 2015. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

17 Prior to implementation, details showing a revised pitch of the lower slope of the mansard roofs shall be submitted to and approved by the Council. The proposals will then be built in accordance with these details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development

Framework Development Policies.

18 Mansard roof - materials:

The proposed mansard roofs shall be natural slate (as opposed to lead as shown on the drawings).

Reason: To safeguard the appearance of the premises and the character of the conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

2

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3

The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

4

The proposal by its size and land use type will be liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012. Based on the CIL Regulations and the information submitted in the planning application the charge is likely to be £113,092.02 (£57,996 for the residential element and £55,096.02 for the commercial element) for the Camden CIL.

5

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

6

Some highway licenses may be required to facilitate the proposed works. This might include a temporary parking bay suspension, a skip licence, a hoarding licence, and a scaffolding licence. The applicant would need to obtain such highway licences from the Council prior to commencing work on site. Details for the highway licences mentioned above are available on the Camden website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson

Director of Culture & Environment



DOCUMENT 3

PLANNING HISTORY

Planning History

61 Charlotte Street, London, W1T 4PF

Planning Application Ref.	Application Type	Description of Development	Decision	Decision Date
CA/1194	Historic	At 61 Charlotte Street, Camden, an internally illuminated double sided projecting box sign having red letters to read PRINTERS on a white ground. Overall projection 4'0", Depth 1'4", Overall height 10'4".	Approved	09/01/1969
22421R	Historic	The installation of a new shopfront.	Approved	25/06/1976
AD307	Historic	The installation of a static, internally illuminated fascia sign to measure 16' x 1'6" (4.9m x 0.5m) approximately opal panel, recessed, with dark blue letters to read "AZAT (LONDON) LTD"	Approved	25/06/1976
P9601371R1	Full	The retention and part-alteration of metal access gantries at the rear servicing plant, as shown on drawing W/1957 and one unnumbered drawing.	Approved	13/02/1997
AD579	Historic	The display of an internally illuminated double-sided projecting box sign measuring 2'0" (.61m) by 1'3 3/4"(.4m) fixed approximately 8'0" (2.43m) above ground level on the northern pilaster.	Approved	25/05/1977
9401972	Full	The erection of a glazed pitched roof on the existing single storey rear extension together with a new rooflight on an adjoining roof to rear of 59 Charlotte Street as shown on drawing number 274 SK 6D (existing) and two A3 sized drawings numbered sheet 1 of 2 and 2 of 2.	Approved	23/03/1995
9500323	Full	The installation of a new shopfront as shown on drawings SK03A; AL10 and sketch A1.	Approved	11/05/1995
P9601371	Full	Retention of access gantry and walk way to service air conditioning plant and roof's. (plans submitted).	Withdrawn	03/09/1996

63 Charlotte Street, London, W1T 4PF

Planning Application Ref.	Application Type	Description of Development	Decision	Decision Date
12958	Historic	Change of use of parts of 61-63 Charlotte Street and 33 Tottenham Street W1 from light industrial use to office and residential use and the erection of a first floors extension at the rear of 61-63 Charlotte Street, W1	Refused	10/05/1972
9401075	Full	Change of use of ground floor from retail use within Class A1 to a betting office within Class A2 of the Town and Country Planning Use Classes Order 1987 as shown on 1 (A4 size) unnumbered plan.	Approved	15/09/1994

61-65 Charlotte Street, London, W1T 4PF

Site Location	Planning Application Ref.	Application Type	Description of Development	Decision	Decision Date
61-65 Charlotte Street	2013/0014/P	Full	Creation of retail unit for composite A1/A3 use (Sui Generis) at ground floor level of Nos 61 and 63 and basement level of Nos 61,63 and 65 Charlotte Street; three residential units (2 x 2bed and 1 x 3bed) on the upper floors of Nos 61 and 63; new residential entrance at 61. External alterations including new shopfronts to Nos 61-65; flat roof to existing patio area, gangway platform and handrail, exhaust duct, and plant to rear	Refused / Appeal Dismissed	Refused – 07/02/2013 Appeal Dismissed - 21/11/2013
61-65 Charlotte Street	2005/4770/P	Full	The retention of 2 air conditioning units within a rear courtyard.	Refused and warning of Enforcement Action to be Taken	16/05/2006
61-65 Charlotte Street	2005/4772/P	Certificate of Lawfulness (Existing)	Certificate of Lawfulness of existing development for 24no air conditioning units.	Approved	06/02/2006

61-65 Charlotte Street	2006/4856/P	Full	The retention of 2x air conditioning units within a rear courtyard to the office (Class B1) building.	Withdrawn	Unknown
65 Charlotte Street	23386	Historic	The installation of a new shopfront.	Approved	05/10/1976
65 Charlotte Street	9180138	Advertisement Consent	Display of one internally illuminated projecting box sign measuring 3ft x 2ft in line with the shop fascia sign as shown on 1 x unnumbered plan.	Approved	27/02/1992
65 Charlotte Street	C9601128	Conservation Area Consent	Removal of roof to single storey building at rear of site and replacement of new amdega type at higher level to match that recently erected at No 63. (plans submitted).	Withdrawn	03/07/1996
65 Charlotte Street	C9601128R1	Conservation Area Consent	Demolition of roof on building at rear, as shown on drawing number 273 and letter dated 2nd July 1996.	Approved	08/08/1996
65 Charlotte Street	P9601127	Full	Removal of roof to single storey building at rear of site and replacement of new amdega type at higher level to match that recently erected at No 63. (plans submitted).	Withdrawn	03/07/1996
65 Charlotte Street	P9601127R1	Full	The erection of a new pitched, glazed roof on the building at the rear, as shown on drawing number 273 and letter dated 2nd July 1996.	Approved	09/08/1996
65 Charlotte Street	22966	Historic	The change of use of the ground floor from retail shop to snack bar and the installation of a new shopfront.	Refused	02/09/1976
65 Charlotte Street	9627	Historic	The use of the basement of 65 Charlotte Street, Camden for storage purposes.	Approved	30/09/1970
65 Charlotte Street	CA4506/AD381	Historic	The installation of external neon, static illuminated fascia letters measuring 1 ft (0.3m approx.) maximum height and 14 ft 2 ins (4.3m approx.) in length.	Approved	02/09/1976
65 Charlotte Street	N12/31/11/8309	Historic	Use for a limited period of basement front room for storage of electrical and other goods at 65 Charlotte Street, W1.	Approved	12/03/1970
61 – 65 Charlotte Street	2015/1746/P	Full	Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground	Approved	08/01/16

			floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.		
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