



**Supporting Planning Statement  
Nos.60-61 Tottenham Court Road, London W1T**

**October 2016**

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# 1.0 Introduction

- 1.1 This Supporting Planning Statement has been prepared on behalf of our client, Milarni Securities Ltd, in support of the proposed development at Nos.60-61 Tottenham Court Road, London W1T 2EW (hereafter referred to as 'the site').
- 1.2 The site comprises an almost matching pair of 4-storey, 3 bay wide, late 19<sup>th</sup> century, commercial properties. Both properties provide A1 retail use at the ground floor with ancillary retail use at the basement level. The three upper floors of No.60 Tottenham Court Road (TCR) are in commercial office use and the three upper floors of No.61 TCR are currently being used as the site office for the adjacent development at Nos.62-63 Tottenham Court Road and Nos.1-6 Goodge Street. However, the historic use of No.61 TCR is unclear. This point is expanded upon in section 3 '*Planning History*'.
- 1.3 Our client has owned No.60 TCR for a significant period and recently acquired No.61 TCR with the aim of providing an office scheme across both buildings at the upper floors. Both properties present a clear opportunity for refurbishment, renewal and extension, especially No.61, which is derelict and in need of substantial investment.
- 1.4 No.60 TCR currently provides approximately 251 sq m of accommodation and No.61 TCR provides approximately 255 sq m of accommodation. The retail unit at No.60 TCR has been occupied by 'Mr Leo' hairdressers (A1 use) since 2009 and the retail unit at No.61 is currently occupied by 'Cards Galore'. The upper floors of No.60 are occupied as offices by a variety of organisations and includes a small electronics repair centre at the rear of the first floor. The upper floors of No.61 are used as the offices for the construction management team for the adjacent development, which is nearing completion. We understand that they have been in situ for the past four years.
- 1.5 The proposals seek to extend Nos.60-61 at the roof level and to the rear to provide additional office space and a new stair core which will improve the efficiency of the office layout between these two buildings. In total, approximately 331.7 sq m of additional floorspace (including the use of the first to third floors of No.61 TCR) is proposed.
- 1.6 The proposals will maintain, extend and refurbish these important buildings, which are identified as '*positive contributors*' within the Charlotte Street Conservation Area Appraisal and Management Plan.

1.7 The format of the Supporting Planning Statement is set out as follows:

- Section 2 describes the site and its context;
- Section 3 details the relevant planning history and use;
- Section 4 describes the proposal;
- Section 5 sets out the planning policy position;
- Section 6 provides an assessment of the proposal; and
- Section 7 contains our conclusions.

## **Lacey & Saltykov Architects**

1.8 Lacey & Saltykov Architects are an award winning architectural practice which was set up in 2011 by Tom Lacey and Andrei Saltykov who met whilst working at RSHP Architects (formerly Richard Rogers Architects). They are an ambitious and growing practice with an insatiable appetite for the creation of great architecture. They are committed to inspirational architecture, combining a pragmatic approach to problem-solving with imaginative design. The practice embraces the best of both worlds in modern architecture, meeting the need for efficient delivery and reliable practice, whilst creating beauty that transcends the everyday.

## **Pre-Application Advice**

1.9 The applicant engaged with Planning, Design and Conservation Officers at the London Borough of Camden (LBC) between July - October 2016 to discuss the proposal. This included an initial site visit with the Case Officer on 15<sup>th</sup> July and a further pre-application meeting on 26<sup>th</sup> July. An additional meeting was also held on 6<sup>th</sup> September with Planning, Design and Conservation Officers to discuss the detailed design of the proposal and specifically the roof extension.

1.10 At the pre-application stage of the project, the proposal included a set-back fourth floor of office accommodation. The extent of the set-back from the TCR façade was approximately 2 metres. Whilst the Design and Conservation Officer did not object to the principle of a new set-back level at the fourth floor, concerns were raised that the addition could be seen from street views along the TCR. With regards to this point, the pre-application response stated as follows:

*'In review of the submitted drawings, aerial photography, site visit and the guidance above, it is considered that the principle of an additional storey on both of the adjoining buildings is acceptable. However, careful consideration must be taken in the design and set back of the additional storey so that it is not visible from the street, therefore*

*compromising the setting of No.62 Tottenham Court Road which is considered of particular importance within the block of buildings. The additional storey would need to be set back further in order to retain its sensitive setting.'*

- 1.11 Given the feedback from the Design and Conservation Officer at our meeting on 6<sup>th</sup> September, as well as the commentary provided within the formal pre-application response, it was decided to increase the set-back of the additional fourth floor level from approximately 2m to 4.5m to ensure that the proposed rooftop level would not be visible from the street.
- 1.12 In addition, the pre-application response indicated that the provision of a further rear extension to No.60 TCR would also be acceptable in principle. It states: '*an extension to the rear would not affect the setting of the buildings along the street.*' Therefore, we have extended the rear of No.60 TCR by 6.5m (approx.) to provide additional office space within the scheme.
- 1.13 Overall, the detailed feedback within the pre-application response was generally positive and we have referenced the relevant extracts to support the proposal at Section 6 '*Assessment of Proposal*'.

## 2.0 The Site

- 2.1 The site lies on the western side of the TCR, just south of its junction with Goodge Street in central London. Whitfield Street forms the western boundary of this urban block and the rear of the site is not visible in any public views.
- 2.2 The site lies within the administrative boundary of the London Borough of Camden (LBC). Goodge Street Underground Station (Northern Line) lies approximately 50 metres to the north. The site is also served by numerous bus routes along the TCR.
- 2.3 This section of the TCR is generally commercial in nature with numerous retail units at the ground floor level and office use at the upper floors. An increasing amount of residential use is provided further afield along streets adjacent to the TCR, such as at the new development on the corner of Goodge Street, which is being marketed as '*Artisan*'.
- 2.4 Most the buildings along this section of the TCR are four storeys, although there are some buildings of up to 6-7 storeys in the local area. The immediate vicinity of the site contains a variety of building styles, plot sizes and materials which have been developed over a significant period.
- 2.5 The site itself comprises an almost matching pair of 4-storey, 3 bay wide, late 19<sup>th</sup> century, commercial properties. Both properties provide A1 retail use at the ground floors with ancillary retail use at the basement levels. The three upper floors of No.60 TCR are in commercial office use and the three upper floors of No.61 TCR are currently being used as the site office for the adjacent development at Nos.62-63 Tottenham Court Road and Nos.1-6 Goodge Street.
- 2.6 No.60 TCR currently provides approximately 251 sq m of accommodation and No.61 TCR provides approximately 255 sq m of accommodation. The retail unit at No.60 TCR has been occupied by '*Mr Leo*' hairdressers (A1 use) since 2009 and the retail unit at No.61 is currently occupied by '*Card Galore*'. No.60 TCR is in a decent state of repair but would benefit from investment and refurbishment. No.61 TCR is in a poor state of repair and requires significant investment to bring it up to the standards required by commercial occupiers. See Appendix 1 for photographs of the site and the surrounding area.
- 2.7 The site benefits from a PTAL of 6b (best) which indicates that it is highly accessible by a range of public transport means as shown in Figure 1.1. below.

Address or co-ordinates

W1T 2EW

Access level (PTAL)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

PTAL (cell size: 100m)

Scenario

2011 (Base year)

What is WebCAT?



You can click anywhere on the map to change the selected location.

PTAL output for 2011 (Base year)

**6b**

W1T 2EW

Tottenham Court Rd, Fitzrovia, London W1T 2EW, UK

Figure 1.1: PTAL Rating for the Site: source, WebCAT

## 3.0 Planning History & Use

- 3.1 The site has a limited planning history. This section of the report reviews the planning history records for Nos. 60 & 61 TCR as well as an adjacent development at No.61-63 TCR and 1-7 Goodge Street, which is relevant in this instance.

### **No.60 TCR**

- 3.2 No.60 TCR has a very limited planning history. The last planning application in relation to the property was in 1990, which granted consent for an internally illuminated fascia sign (ref: 9080061). There are no recent or relevant planning applications or decisions that relate to the site. This is reflected within the pre-application response from LBC which states:

*'The host buildings are two adjoining four storey buildings with retail use on the ground floor with the upper floors being in use as offices B1(a) There is no planning history to demonstrate the authorised use of the buildings.'*

### **No.61 TCR**

- 3.3 No.61 TCR has a detailed planning history due to its inclusion within a larger development proposal, which was listed as Nos.61-63 TCR and Nos.1-7 Goodge Street. An application was submitted on 8<sup>th</sup> August 2006 (ref: 2006/3762/P) which sought permission for the following development:

*'Redevelopment of the site including the change of use from office (Class B1(a)), residential (Class C3), retail (Class A1) and restaurant/café (Class A3) uses to a mixed use including 14 self-contained residential units (Class C3) (8x1 bed, 4x2 bed & 2x3 bed units) on the upper floors (second - fourth floors); provision of retail use (Class A1) at ground, first and basement levels; including works of conversion and extensions to 61 and 62 Tottenham Court Road with construction of new 4th floor; demolition of 63 Tottenham Court Road and construction of new 5 storey building; demolition of 1-7 Goodge Street and construction of new 5 storey building together with associated works.'*

- 3.4 Although this application was recommended for approval within the Committee Report it was subsequently refused at the Planning Committee, mainly on conservation and heritage grounds. However, it is interesting to note that the planning committee report refers to the upper floors of No.61 TCR at paragraph 1.2. It states in part:



*'No 61 Tottenham Court Road is one of an almost matching pair (with no 60), comprising a 4-storey, 3 bay wide, late 19th century, commercial property (Mr Toppers Original Haircuts) at ground floor level, with residential accommodation on the upper floors (1st –3rd).'*

3.5 The planning committee report also notes that the total site includes 312 sq m of existing residential floorspace. It also states at paragraph 1.3 that Nos.1-3 Goodge Street includes *'one un-occupied self-contained residential unit of accommodation on first, second and third floors.'*

3.6 Unfortunately the related application documents do not provide a detailed 'building by building' floor area and use schedule of the existing properties. However, paragraph 6.18 within the planning committee report states:

*'No.61 incorporates a service use at ground floor level, with a modern shopfront of no conservation area value, with occupied residential space on the upper floors, accessed from a narrow entrance and staircase only.'*

3.7 The applicants for this scheme appealed this refusal which was subsequently dismissed at appeal. Following on from this, a planning application (ref:2007/1832/P) at the same site was registered on 25<sup>th</sup> April 2007 and was refused under delegated powers. The proposals sought permission for the following development:

*'Redevelopment of the site including the change of use from office (Class B1(a)), residential (Class C3), retail (Class A1) and restaurant/café (Class A3) uses to a mixed use including 14 self-contained residential units (Class C3) (8x1 bed, 4x2 bed & 2x3 bed units) on the upper floors (second - fourth floors); provision of retail use (Class A1) at ground, first and basement levels; including works of conversion and extensions to 61 and 62 Tottenham Court Road with construction of new 4th floor; demolition of 63 Tottenham Court Road and construction of new 5 storey building; demolition of 1-7 Goodge Street and construction of new 5 storey building together with associated works.'*

3.8 A subsequent application at the site, which excluded No.61 TCR from the development, was then submitted to the council (ref: 2011/1821/P). This was refused by LBC but was allowed on appeal. We understand that the construction phase of this project is nearing completion. Photographs of the scheme (*'Artisan'*) are provided at Appendix 1.

## Use of No.61 TCR

- 3.9 Although the planning committee report from 2006, which relation to planning application (ref: 2006/3762/P), refers to residential accommodation on the first to third floors of No.61 TCR we have been provided with some information on the use of these floors over the past 15 years. This information has been provided by an experienced local agent (Brian Saidman) who is active in the West End and TCR sub-market.
- 3.10 The first to third floors are currently in use as the site office for the adjacent development, which is nearing completion. We understand that this use has been in place for the past four years (since 2012).
- 3.11 Before this time we have been informed by the applicant that the property was let to a variety of short term office type users between 2006/7-2012. However, to date we have not been able to find any information or evidence to support this view as there is no relevant planning history or information on the Land Charges register. The applicant has only recently purchased No.61 TCR and asked the vendor for any information they may have on the specific use of these floors. However, to date they have not provided any additional information apart from confirming the current use of the property as a site office.
- 3.12 Although the committee report from 2006 refers to residential use, we consider that this assessment is incorrect as we understand that these floors were used to accommodate hotel staff from the Raddisson Edwardian Hotel (currently the Raddisson Blu Edwardian Grafton located at 130 Tottenham Court Road). We have been provided with some information relating to a rent review on 24<sup>th</sup> June 2004 (by Brian Saidman), which refers to Edwardian International Hotels Ltd, which supports the view that these floors were used to accommodate hotel staff. We understand that this was a 5-year rent review and relates to a *'Memorandum to Record Settlement for Rent Review'*, which states that the lease began on 4<sup>th</sup> January 1999. See Appendix 2 for a copy of this document.
- 3.13 Although the committee report from 2006 refers to residential use we consider that the nature of the historic use of the first to third floors at the site over the past 17 years is unclear. In either case, we consider that it is likely that the property has not been used for sleeping accommodation since 2006/2007 and it appears that it was used to accommodate some of the staff of a local hotel between 1999 – 2006/7. Since this time, we understand that the property has been used for commercial office type uses and can we confirm that the use of the property as a site office for the past four years. On this basis, we consider that it is reasonable to support the continued use of the first to third floors of No.61 TCR as office accommodation.

## 4.0 Description of Proposal

- 4.1 The proposal seeks to extend Nos.60-61 TCR at the roof level and to the rear to provide additional office accommodation and a new stair core, which will improve the efficiency of the office layout between these two buildings. See Figures 1.2 & 1.3 for an image of the existing and proposed scheme (section) in context.



Figure 1.2: Existing buildings in street context

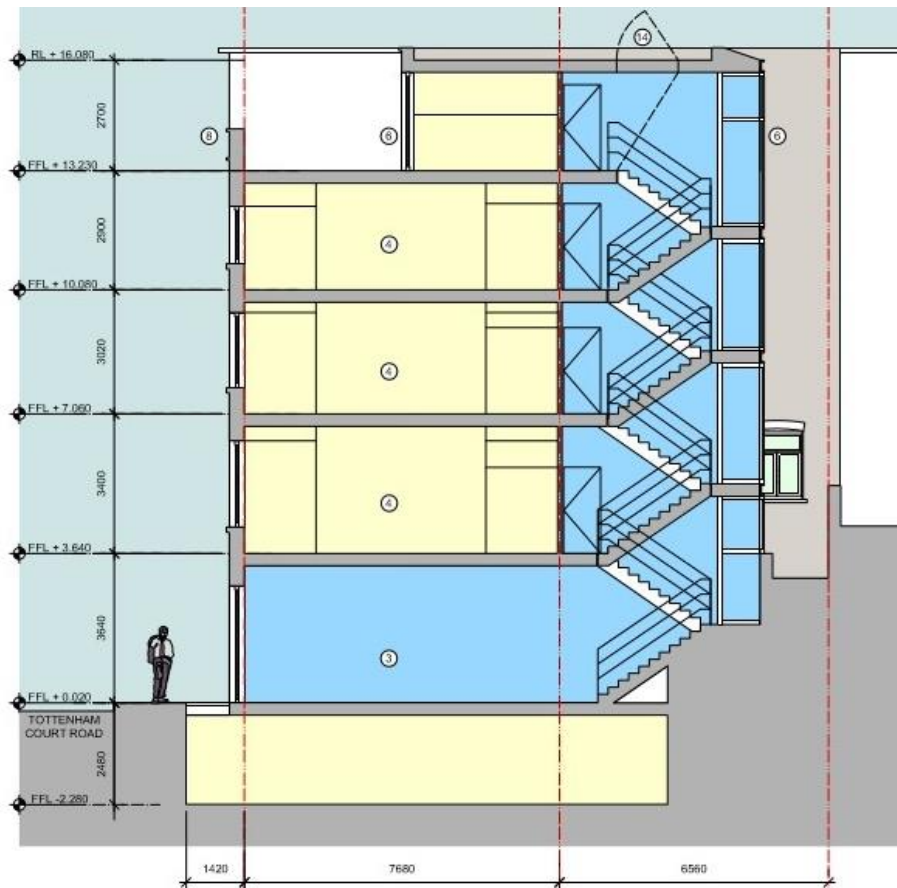


Figure 1.3: Proposed Scheme (Section)

- 4.2 The proposal will not change the existing ground floor retail uses in either properties, although some internal reconfiguration is proposed at the ground floor of No.61 TCR, which will make the existing retail space more efficient. This will add approximately 5-10 sq m of useable retail floorspace.
- 4.3 The existing floorspace of No.60 TCR currently provides approximately 251 sq m of accommodation and No.61 TCR provides approximately 255 sq m of accommodation. The proposals will provide approximately 331.7 sq m of additional office accommodation across both buildings. See Table 1.1 at Appendix 3 for a summary of the existing and proposed floor area schedule.

## 5.0 Planning Policy Position

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Specifically, Section 38(6) states:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

5.2 In this instance the Development Plan comprises Camden’s Core Strategy, which was adopted in November 2010; Camden’s Development Policies, which was also adopted in November 2010 and the London Plan (Consolidated with Alterations since 2011) published in March 2016.

5.3 The following documents will also include provisions that are ‘*material considerations*’:

- The National Planning Policy Framework (NPPF);
- Adopted Supplementary Planning Guidance and Documents (SPG/SPD);
- The Camden Planning Guidance Document;
- The Fitzrovia Area Action Plan (AAP); and
- The Charlotte Street Conservation Area Appraisal and Management Plan.

5.4 On 24<sup>th</sup> June 2016, the Council submitted the Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination. The plan considers feedback from initial engagement, consultation of a draft plan and a series of evidence studies and national policy and legislation. When finalised the Local Plan will replace the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

### Proposals Map Designations

5.5 The site is located within the following proposals map designations. See Figure 1.4 below.

- Within a Designated View 2B.1 Parliament Hill oak tree to Palace of Westminster Viewing Corridor;
- Within the Central London Frontage;
- Within the Central London Area (Clear Zone Region) CLA;
- Within the Charlotte Street Conservation Area;
- Within the Fitzrovia Area Action Plan (AAP) area, adopted March 2014; and

- No.61 TCR only is within Site Allocation Site F14: 61-61 Tottenham Court Road and 1-7 and 11-13 Goodge Street. (NB: This is identified within the Fitzrovia AAP).

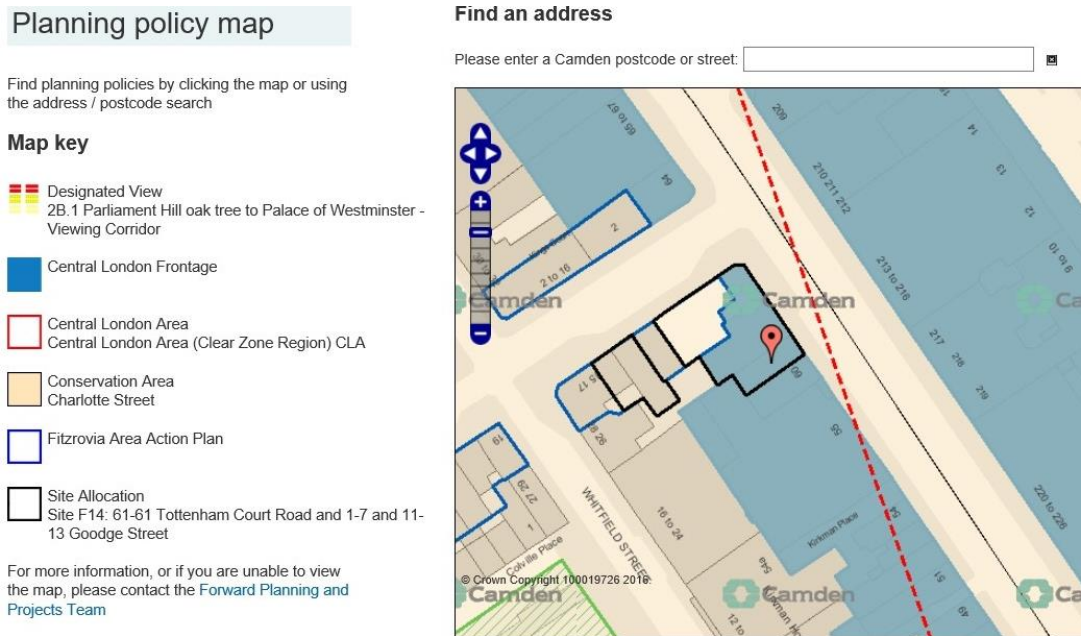


Figure 1.4: Site Proposals Map Designations

- 5.6 It should also be noted that the site is located within the Fitzrovia Neighbourhood Forum Area, which was approved by LBC on 3<sup>rd</sup> April 2014.
- 5.7 The site is also within the safeguarding area for Crossrail 2. However, this is not relevant in this instance as the proposal does not seek to develop below the existing basement level.

# 6.0 Assessment of Proposal

6.1 The key planning considerations that relate to the proposal are:

- The Principle of Additional Office Use;
- Heritage Considerations;
- Design Considerations;
- Amenity Considerations; and
- Community Infrastructure Levy (CIL) Contributions.

## **The Principle of Additional Office Floorspace**

6.2 The site is located within the Central Activities Zone (CAZ) within the London Plan and Policies 4.1 *'Developing London's Economy'* and 4.2 *'Offices'* within the London Plan supports the provision of additional office floorspace within the CAZ. We also consider that the proposal is particularly well-suited to small and medium sized enterprises, which is supported within Part 'a' of Policy 4.2.

6.3 Policy CS8 *'Promoting a successful and inclusive Camden economy'*, within the Core Strategy supports the provision of additional office use and paragraph 8.5, which forms part of the supporting text to this policy, notes that the Council will direct new business development towards the growth areas and elsewhere in Central London. As the site is located within the central London area, we consider the principle of additional office space at the site is acceptable. Additionally, Part (b) of Policy CS5 *'Managing the impact of growth and development'*, notes that the Council will ensure that development meets the full range of objectives within the Core Strategy by *'providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough'*. We consider the provision of additional office space supports this ambition.

6.4 Part 'b' of Policy CS9 *'Achieving a successful Central London'*, within the Core Strategy, is also relevant and notes that the Council will support Central London as a focus for Camden's future growth in homes, offices, hotels, shops and other uses. In addition, Policy DP13 *'Employment premises and sites'*, within the Camden DMPD highlights that the Council will retain land and buildings that are suitable for continued business use and will resist a change of use to non-business uses, unless specific tests can be met.

- 6.5 As noted previously, the initial proposal was discussed via the formal pre-application process between July and October 2016. The formal response referred to '*Land Use*' and states as follows:

***'Land Use***

*The host buildings are two adjoining four storey buildings with retail use on the ground floor with the upper floors being in use as offices B1(a) There is no planning history to demonstrate the authorised use of the buildings. The proposal would not include external alterations to the lower ground or the ground floor and will still be retained within retail use which is welcomed by the Council under policy DP12 and CPG5 (Town Centres and Employment).*

*The rationale to extend the building to provide 111.0 sq m of additional employment space would be supported by the Council as is within the aims of policy DP13 of the Local Development Framework Development Policies to protect and increase office space, especially within the Central London Activities Zone. Overall, the landuse principles are acceptable.'*

- 6.6 Given the commentary contained within the relevant planning policies noted above, as well as the pre-application response from October 2016, we consider that the principle of additional office floorspace at the site is acceptable. In addition, the provision of 331.7 sq m of additional office accommodation will provide space for approximately 28 additional office workers, based on an employment density of 12 sq m per worked, as noted at paragraph 4.11 within the London Plan.

## **Heritage Considerations**

- 6.7 The two properties are located within the Charlotte Street Conservation Area and the Appraisal and Management Plan document for this Conservation Area identifies both buildings as '*positive contributors*' in Appendix 5.
- 6.8 Furthermore, Part 'a' of Policy CS14 '*Promoting high quality places and conserving our heritage*', within the Core Strategy requires development of the highest standard of design that respects local context and character. In response to this, the proposal provides a sensitive and high quality extension to the rear that will respect and enhance the existing buildings. The proposal will also facilitate the investment needed to refurbish No.61 TCR and return it to its former glory, especially when viewed from the TCR, which will benefit the Conservation Area.



- 6.9 Policy DP25 '*Conserving Camden's Heritage*', within the Development Management Policies Document (DMPD) echoes the requirements within Policy CS14 and notes that the Council will take account of conservation area statements, appraisals and management plans when assessing relevant applications and will only permit developments that preserve and enhance the character and appearance of the conservation area.
- 6.10 The extension to the rear of both properties to provide additional office space and a new stair-core will preserve the character and appearance of the conservation area, as these extensions will not be visible from any street views and will provide new office floorspace, which is a clear benefit of the scheme. Furthermore, the reduced set-back fourth floor extension across both buildings has been amended from the pre-application stage so that it is no longer visible from the TCR. As these new elements will not be visible, we consider that they will preserve the character and appearance of the Conservation Area.
- 6.11 The proposal also includes the enhancement of the façade of both buildings, especially No.61 TCR which is in a poor state of repair. On this basis, we conclude that the proposal is acceptable in heritage and conservation terms as the scheme will enhance the appearance of the façade of both properties, which are identified as '*positive contributors*' within the Conservation Area.

## **Design Considerations**

- 6.12 Policy DP24 '*Securing high quality design*' within the DMPD is most relevant. It requires that all developments, including alterations and extensions to existing buildings to be of the highest standards of design and will expect developments to consider the following key points:
- 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 materials to be used;
- 6.13 The proposed extensions at the site respect the character, setting and context of the immediate vicinity of the site as well as the host buildings. They will preserve the character and appearance of the Conservation Area as the new extensions will not be visible from the surrounding streets. Furthermore, the scheme will potentially enhance the character and appearance of both buildings, by providing façade enhancements, especially No.61 TCR which is a poor state of repair.
- 6.14 In terms of the scale proposed, the addition of a set-back roof extension (4.5m) is considered acceptable, especially as it will be provided across both buildings and will not be visible when

viewed from the TCR, as shown within the supporting Design and Access Statement (DAS). It should also be noted that paragraph 6.19 of the 2006 Planning Committee Report (ref: 2006/3762/P) stated the following in relation to a proposed roof extension at No.61 TCR only:

*'6.19 The proposed additional storey, is contemporary in design (incorporating a metal brise soleil canopy), appropriately contrasting with the architectural idiom of the parent building being setback 2.3 metres from the front parapet, so as to ensure it is subordinate, when read from the streetscene. Whilst the roof extension itself is considered acceptable, concern is raised with respect to the prominence of the brise soleil canopy element, particularly when viewed from the street, looking north down Tottenham Court Road. It is considered too dominant and its removal shall be recommended via planning condition.'*

6.15 Like the previously proposed roof extension at No.61 TCR the proposed additional storey across both buildings is also contemporary in design and is set-back 4.5m (previously 2m at the pre-application stage) from the front parapet, to ensure that it is subordinate and invisible when viewed from the TCR. As the proposal provides a roof extension across both buildings, we consider that this represents a significant improvement compared to the previous proposal, which did not include No.60 TCR. This is in accordance with the guidance contained within Camden Planning Guidance 1 (Design) as well as the commentary within the pre-application response which states as follows:

*'In review of the submitted drawings, aerial photography, site visit and the guidance above, it is considered that the principle of an additional storey on both of the adjoining buildings is acceptable. However, careful consideration must be taken in the design and set back of the additional storey so that it is not visible from the street, therefore compromising the setting of No.62 Tottenham Court Road which is considered of particular importance within the block of buildings. The additional storey would need to be set back further in order to retain its sensitive setting.'*

*The setting back of the additional storey would reduce the amount of useable office space at this level which may render this element of the scheme unviable. An alternative option to increase the amount of office space would be to consider development to the rear of the buildings in the form of a rear extension terminating a storey beneath the eaves of the roof of the host building. Given that there are no drawings showing an extension of this nature, it would be subject to compliance with development policies and guidance within CPG1 (Design) and CPG6 (Amenity) as well as the Charlotte Street Conservation Area and Management Strategy. A comprehensive response would be provided upon the submission of detailed drawings within a planning application or a further pre-application submission. However, in*

principle, an extension to the rear would not affect the setting of the buildings along the street.'

- 6.16 In response to the commentary within the pre-application letter, the set-back fourth floor now provides 88 sq m of B1(a) office floorspace by its location above the rear extension of both buildings. This roof extension is still considered to be viable by the applicant. Therefore, the proposal still includes a new set-back roof floor.
- 6.17 Given the commentary noted above, we have also proposed to extend to the rear of No.60 TCR to provide additional office floorspace at the site as this extension will not affect the setting of the building along the street and will not cause a detrimental impact upon adjacent occupiers. Although the rear extension now rises to include the additional floor and does not terminate below the level of the existing roof, we consider that this is acceptable as it will not be visible and will not affect the setting of the buildings along the street. The proposal also includes a small increase at the top of the main façade of both buildings to provide a safe and secure balcony in association with the new terrace.
- 6.18 In terms of height, the proposed height of the set-back floor will be the same as the adjacent building to the south, which includes, a Marks & Spencer's Food Hall within a large modern development. It will also match the height of the new mixed-use development at the corner of the TCR and Goodge Street to the north of the site. The set-back addition also includes a small terrace associated with the office accommodation and provides the opportunity for additional greening and planting, should this be sought by the Council.
- 6.19 The proposal includes a new stair core extension to the rear of No.61 TCR. This has been positioned to match the building line of the new development at the rear of No.62. Although the extension is not visible in any public views it will be of a high standard of architectural design. The addition of this stair core will also enhance the efficiency of the proposed office accommodation at the first to fourth floors, which will be joined across both buildings to provide a more efficient floorplate. Regarding this point, the pre-application response is relevant and states:

'The proposed rear extension to facilitate a stair core and restrooms is considered acceptable in this instance as it would not dominate the original host building either on its own or in conjunction with the additional storey at fourth floor level. There is an adequate amount of rear outdoor amenity space for the occupiers of the buildings to continue to use.'

- 6.20 In summary, we consider that the proposal respects the character and appearance of the host buildings and their context, whilst providing a high-quality design that will refurbish and enhance

the derelict appearance of the site, especially No.61 TCR, which requires substantial investment. The proposal also incorporates traditional materials (brick) where appropriate which is consistent with the guidance within the CPG for historic environments, such as Conservation Areas.

## Amenity

- 6.21 Policy DP26 'Managing the impact of development on occupiers and neighbours', is relevant and seeks to ensure that new development respects the privacy and amenity of existing neighbours. The pre-application response provides substantial detail on this point and states as follows:

*'Policy DP26 of Camden's Development Policies seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.'*

*By virtue of the location of the additional storey upon the roof of the building, it is considered there would not be any harmful impact to the amenity of neighbouring occupiers.*

*The proposed stair core and bathrooms at the rear are not considered to cause adverse amenity impacts upon the daylight and sunlight of neighbouring occupiers as it will be built up to the same depth as No.62 Tottenham Court Road. The occupiers of the other neighbouring property at No.16-24 Whitfield Street (which operates as a police station) will not be affected as the extension is located some distance away.*

*It is also not considered that the rear stair core and bathrooms would cause levels of adverse overlooking to the residential units at No.62 Tottenham Court Road or to the police station opposite at Whitfield Street. The rear windows are for the stair core only and are not habitable windows. Furthermore, it is considered that the proposed extension would not cause any loss of outlook or sense of enclosure to the adjoining buildings.*

*Although the majority of the buildings within the block are mainly office and retail use, should the option of a rear extension be considered its design and location would need to ensure that there would be no adverse impacts upon the amenity of the neighbours at No.62 Tottenham Court Road and opposite at Whitfield Street which have residential units on the upper floors.'*

6.22 Although the new rear extension to No.60 TCR was not assessed at the pre-application stage, we consider that it will not harm the amenity of adjacent occupiers. The rear extension at No.60 lies adjacent to a flank wall which does not include any windows at this section. The first floor of the extension has been designed so that there are no windows facing to the west, although west-facing windows are provided above the first floor. This approach will ensure the privacy and amenity of adjacent occupiers is maintained, even though this property is commercial in use and is therefore much less sensitive when compared to residential use. On this basis, we consider that the proposal is acceptable in terms of amenity.

### **Community Infrastructure Levy (CIL)**

6.23 The LB Camden Community Infrastructure Levy (CIL) requires CIL payments of £45 per sq m (GIA) for all additional floorspace above 100 sq m. Therefore, the proposals will be liable to the Camden CIL. In addition, the GLA Mayoral CIL, which is charged at £50 per sq m in Camden, will also be payable in relation to the proposal.

## 7.0 Conclusions

- 7.1 The proposal seeks the provision of additional office accommodation in the Central London area. Given this designation the principle of additional office accommodation at the site is considered acceptable, which is also noted within the pre-application response. It is also anticipated that this additional floorspace will provide room for approximately 28 additional office employees, which is a clear benefit of the scheme.
- 7.2 The proposal will engender the refurbishment and enhancement of these two historic buildings that are identified as '*positive contributors*' within the Charlotte Street Conservation Area. The additional set-back floor respects the character and appearance of the host buildings and is set far back so that it will not be visible from the street. The rear extensions will not impact upon the amenity of adjacent occupiers and will provide a sensitive and traditional design that is in keeping with the Conservation Area. However, as these elements of the scheme will not be visible from the street, we conclude that the rear extension will preserve the Conservation Area in this regard.
- 7.3 The proposal will maintain the existing retail uses at the ground floor and will enhance the visual appearance of both buildings when viewed from the TCR, especially No.61 TCR, which is in a poor state of repair.
- 7.4 The proposals will provide 331.7 sq m of additional floorspace at the site in the form of additional office space and a new stair core (including the use of the first to third floors of No.61 TCR). The principle of office use at the upper floors is considered acceptable by LBC, given the location of the site as well as the feedback within the pre-application response.
- 7.5 Overall, we conclude that the proposal is acceptable in terms of use, design and heritage considerations and should be supported by the Council.