

Boyer

24 January 2017
Our Ref: 15.760/08.01

UK House
82 Heath Road
Twickenham
TW1 4BW

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG



Dear Sir/Madam,

Re: 77-79 Charlotte Street, London, W1T 4PW: Section 73 Application for Minor Material Amendments to Planning Permission 2015/1076/P

Boyer is instructed by Charlotte Street Property Ltd. to submit a S.73 application for minor material amendments to planning permission 2015/1076/P (approved 22 December 2016).

Background

Full planning permission and was granted on 22 December 2016 for the demolition and redevelopment of the above site to provide a new part four, part five and part six storey building plus double basement to provide four flats along with B1 and B1c floorspace. (Ref: 2015/1076/P).

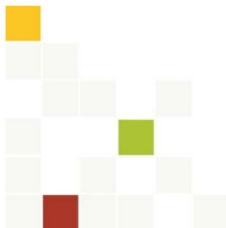
Proposals

This application seeks to vary approved drawings for the above permission listed under Condition 2 of the decision.

The primary material change sought through this application is a change in residential/commercial mix than that approved under the aforementioned planning application. The scheme now proposes one two-bed residential flat at fourth and fifth floor level plus a change of use of the basement floor from office to residential entertainment space. The application also seeks flexible office/residential space at second, third and fourth (part residential – please refer to plans) storeys. The lower ground, ground and first floors are to be retained as offices as previously approved.

The application also seeks minor amendments to the internal arrangement of the building, particularly with respect to the stairway access and elevator positioning. There are also proposed changes to the ground floor access and windows/lightwells. A detailed breakdown of the amendments sought is provided in the table below.

As a result of the amendments sought, there are slight changes to the floor areas proposed as part of the approved application: please refer to the accompanying schedule for further details.



Approved drawing	Revised drawing	Minor material amendment proposed
2128/0298A (Basement floor)	3108A_201B (Basement floor)	<ul style="list-style-type: none"> • Change of use of the floorspace from office to residential entertainment space • Alterations to internal configuration and stairwell access • Alterations to the lightwell at the front elevation
2128/0299A (Lower GF Plan)	3108A_202B (Lower GF Plan)	<ul style="list-style-type: none"> • Retained as office • Alterations to the internal configuration and stairway access • Alterations to lightwell • Removal of an additional plant room to the rear
2128/0300A (GF plan)	3108A_203B (GF plan)	<ul style="list-style-type: none"> • Retained as office • Internal alterations to include re-location of the stairwell; elevator and room arrangement • Relocation of the building's access from Charlotte Street • Addition of CCTV cameras to the front and rear elevation • Relocation of refuse and cycle stores (refuse accessed via Tottenham Mews)
2128/0301A (First Floor Plan)	3108A_204B (First Floor Plan)	<ul style="list-style-type: none"> • Retained as office • Alterations to internal configuration stairwell access • Inclusion of openable windows on front and rear elevations.
2128/0302A (Second Floor Plan)	3108A_205C (Second Floor Plan)	<ul style="list-style-type: none"> • Change to flexible office/residential use • Rearrangement of internal configuration and access • Alterations to windows to front and rear elevations and inclusion of openable windows. • Removal of rooflight
2128/0303A (Third Floor Plan)	3108A_206C (Third Floor Plan)	<ul style="list-style-type: none"> • Change to flexible office/residential use • Addition of a terrace and store rooms to the rear • Rearrangement of the internal configuration and access • Openable windows on the front elevation • Inclusion of rooflight • Alteration to the side elevation – increase in floorspace from that previously approved (11sqm)
2128/0304A (Fourth Floor Plan)	3108A_207A (Fourth Floor Plan)	<ul style="list-style-type: none"> • Change to part residential, part flexible office/residential use • Rearrangement of the internal room configuration and access • Alterations to the use of the floorspace to include office space

		<ul style="list-style-type: none"> • Openable windows to the front elevation • Reconfiguration of the external terrace and green roof.
2128/0305A (Fifth Floor Plan)	3108A_208C (Fifth Floor Plan)	<ul style="list-style-type: none"> • Replacement of glazed door access to terrace with folding doors • Rearrangement of internal configuration and access

The panelling between the windows on the front elevation has also been set back to provide more depth to the façade.

Bronze jamb feature has been included to the windows in the façade. These are shown in more detail on accompanying plan 3108A_354.

In addition to the proposed plans listed in the table above, the following elevations and sections are included with this application:

- 3108A_301C (Proposed Section A-A)
- 3108A_302C (Proposed Section B-B)
- 3108A_303B (Proposed Section C-C)
- 3108A_304C (Proposed Section D-D)
- 3108A_351C (Proposed Main Elevation)
- 3108A_352C (Proposed Main Elevation 2)
- 3108A_353B (Proposed Rear Elevation)

Assessment

The principle of mixed use development has been established on the site following the approval of planning application 2015/1076/P.

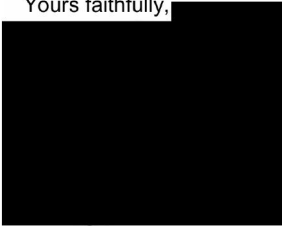
Policy DP1 of the Council's Core Strategy requires that 50% of any additional floorspace proposed on the site from that existing, should be residential. The existing building provided 757sqm of commercial floorspace. The proposed scheme as amended proposes 1,189sqm of floorspace. In accordance with the requirements of Policy DP1 above the proposed scheme provides 286sqm (excluding flexible office/residential floorspace (382sqm)) of residential floorspace which equates to 66% of the overall uplift of floorspace provision on the site.

In respect to flexible use of the site, the Council's Development Plan does not restrict such proposals within the Borough and the Council have permitted development for flexible uses in the recent past including (inter alia) planning applications 2015/3526/P and 2014/7258/P. The officer's report on the previously approved application makes several references to the benefits of having flexibility of use on the site and as such it is considered that this proposal should be supported.

The other changes to the scheme outlined in the table above relate to minor changes to the access, layout, window detailing, location of cycle and refuse store etc are considered to be minor, and not of a nature that would have any impact on the conclusions of Officer's in respect to the previously approved scheme.

Overall, we consider that the conclusions of the Local Authority in approving the previous scheme are unaffected by the changes proposed as part of this s.73 application. In approving the previous application, the principle of both office and residential use was accepted, and the current application seeks to retain both uses, whilst allowing some flexibility in how three of the eight storeys are used. The minor design changes outlined do not have any adverse impact on the overall design, or amenity of future occupiers and neighbours. As such we respectfully request that this application is approved.

Yours faithfully,



Nigel Johnston BA(Hons) MA
Senior Planner



Boyer