



Planning Statement



77-79 Charlotte Street and 5 Tottenham Mews



Boyer

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FOREWORD

In 1999 I set up Air Fayre Ltd, supplying catering to airlines by working collaboratively with other companies in the sector. As with all my entrepreneurial activities, I set aside 10% of the company for charity and registered it as the Fayre Share Foundation. Since inception, Fayre Share Foundation has sought to catalyse real change through collaboration between faiths, between charities and between sectors (charity, government & the commercial world).

The Fayre Share Foundation has received many requests for funding from organisations similar to one another, even those working in the same interfaith areas and many of them unbeknown to each other. As Vice Chair of the Council of Christians and Jews - the UK's oldest national interfaith organisation – I was astounded at the amount of duplication in this sector.

In 2008, at the start of the economic crisis, I began discussing with the Mayor of London how to best deal with the reduction in government spending and increased pressure on all types of social services by enabling the 3rd sector to be more effective in its valuable work.

As a firm believer in collaboration, I suggested bringing together the many charities from London's faith communities to enable them to engage with others working on areas of common interest. This would both enable them to deliver better outcomes with limited resources and at the same time facilitate social integration between London's diverse faith communities by joining together on common projects. This suggestion led to the "Mayor's Interfaith Conference" and its subsequent conference "Reclaiming London Together" of which I Chaired the organising committees. It also led to the creation of the Faiths Forum for London – a charity of which I am delighted to be the founding patron. The Faiths Forum for London is governed by a Council of 29 faith leaders who represent the demographics of London's faith communities and it provides them with a platform to work together.

I soon realised that in order to facilitate collaboration between organisations, it would be helpful if they shared the same physical space so they could meet each other and work together effectively. It took a number of years to find the right location which had the footprint that would enable the construction of a state-of-the-art centre which could accommodate this collaborative space alongside commercial offices for my own business and residential accommodation.

77-79 Charlotte Street will create a physical space in a fabulously diverse area of London which combines charity, commercial business space and residential accommodation in one mixed-use building. Launching this interfaith initiative in the centre of London at a time of continued pressure on the fabric of our society is particularly timely and has the ability to effect real change not just in our neighbourhood but in London and beyond.

This project now named "Collaboration House" will launch many community projects for Camden over the next few years, including an outreach scheme to invite local school pupils to visit, meet and talk to members of the various faith communities as a part of their education. In this way, Collaboration House will both serve and be served by Camden and the surrounding area.

My aspiration is that Collaboration House will bring faith communities closer together – and also integrate them into the wider societies in which they live. Now, more than ever, it is fundamental to create a space which allows for cohesion, building an environment which fosters an inclusive society for all.

Maurice Ostro OBE KFO, February 2015

1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a planning application by Charlotte Street Property Ltd. that seeks planning permission for the following development at 77-79 Charlotte Street and 5 Tottenham Mews:

Demolition of existing building and erection of a new part four, part five and part six storey building plus double basement to provide 4 x flats (1x1 bed; 3x3 beds) along with B1 and B1c floorspace.

- 1.2 The proposed development is a unique opportunity to provide a platform for inter-faith charities to flourish in London, as part of a comprehensive redevelopment of the site for commercial and residential use.
- 1.3 This application is a revision of planning application 2015/1076/P (same description of development) which was approved on 22 December 2016.
- 1.4 The principle of the redevelopment of the site for residential and commercial use has therefore been established on the site. This application proposes an additional storey of to the rear of the building to provide additional residential space.
- 1.5 The number of residential units proposed remains unchanged from that proposed as part of the previously approved application.
- 1.6 This statement is structured as follows:
- Section 2 – describes the site and surrounding context;
 - Section 3 – sets out the planning history of the site;
 - Section 4 – outlines the statement of community involvement;
 - Section 5 – describes the proposed development;
 - Section 6 – provides an overview of the relevant national, regional and local planning policies;
 - Section 7 – assesses the proposed development against the relevant planning policies; and
 - Section 8 – provides the summary and conclusions.
- 1.7 In addition to this statement, the application is supported by the accompanying supporting information:
- Existing and proposed planning and demolition drawings prepared by Cove Burgess;
 - Design & Access Statement prepared by Cove Burgess;
 - Basement Impact Assessment prepared by MLM incorporating Ground Investigation Report prepared by Soils Ltd;
 - Daylight and Sunlight Assessment prepared by Delva Patman Redler;
 - Sustainability Statement, Energy Statement and BREEAM/CfSH Assessments prepared by Scotch;
 - Preliminary Ecological Appraisal and Ecological Report to Inform BREEAM New Construction 2014 Assessment prepared by Thomson Ecology;
 - Noise Impact Assessment prepared by Scotch;
 - Construction Management Plan prepared by HUSH PMC.

2. SITE AND SURROUNDING AREA

- 2.1 The application site consists of 77-79 Charlotte Street and 5 Tottenham Mews, Fitzrovia, London, W1T 4PW within the London Borough of Camden. The site lies on the south western side of Charlotte Street, near to its intersection with Tottenham Street and backs on to Tottenham Mews at the rear.

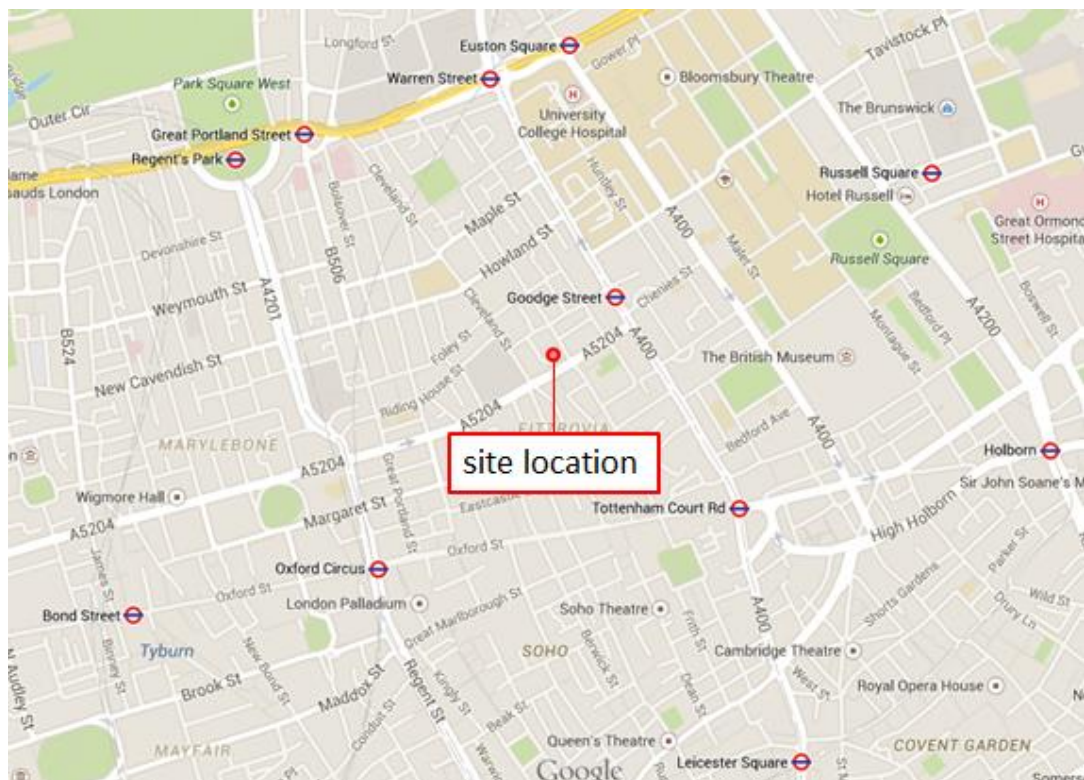


Figure 1: Site Location (Source: Google Maps)

- 2.2 The site is currently occupied by a modern five storey commercial building with basement. The existing building was constructed late 1950s/ early 1960s and later modified in the late 1980s/early 1990s.
- 2.3 The existing commercial floorspace is of low quality not suitable for today's commercial use. There is no level access from the street and numerous inconsistent levels within the building, a very large internal core that significantly affects the building's efficiency, inefficient layouts with thick walls and many internal divisions creating small rooms. The existing building was previously used by the BBC Studios and Post Production which provided digital media and post production services, until they vacated the premises in January 2013.
- 2.4 The building was left vacant following the BBC's departure and part of the building but has been partly occupied by interfaith charities since late 2013. These charities are occupying the premises as a trial to formulate how the proposed 'Collaboration House' could successfully operate in the proposed new building.

- 2.5 The existing building at 77-79 Charlotte Street is comprised of brick with reconstituted stone cladding, with prominent horizontal fenestration and steel balustrades. Its appearance does not relate to the traditional character of the Charlotte Street Conservation Area.
- 2.6 To the rear, No. 5 Tottenham Mews is a single storey garage which fronts Tottenham Mews. The traditional Mews character has been generally maintained on the east side of the Mews. Nos. 6-12 Tottenham Mews are positive contributors to the character of the Charlotte Street Conservation Area due to their traditional Mews style with distinctive split massing of buildings. However some modern developments of buildings known as Arthur Stanley House and the Day Hospital are identified detractors. Overall the quality of the Mews is accordingly mixed.
- 2.7 The adjacent site to the south, 73-75 Charlotte Street, was previously occupied by a modern five storey building known as the Margaret Pyke Health Centre. This site is currently being redeveloped for a part 5 part 6 storey building plus basement comprised of office and residential use which was granted permission in 2012.
- 2.8 Adjacent to the north are a row of four-storey Georgian Town Houses, of brick construction with mansard roof additions known as No.s 81-97 Charlotte Street, which are identified as being positive contributors to the character of the Charlotte Street Conservation Area.
- 2.9 Charlotte Street is located in Fitzrovia. Fitzrovia was initially a Georgian residential suburb, which overtime evolved into a Bohemian centre, favoured by many working in the arts and today Fitzrovia continues to hold a creative vibe. The area is of mixed character, with an array of shops and restaurants and a mixture of commercial and residential spaces.
- 2.10 The site is also designated within the Charlotte Street Conservation Area. The Charlotte Street Conservation Area was originally designated in 1974. The character of this part of the conservation area is centred around Georgian townhouse terrace development, typically four storeys. The area originally developed as a residential area in the mid – late 18th century. During the later 18th and 19th centuries declined in popularity as a residential suburb and became more mixed in character.
- 2.11 The existing building is identified within the Charlotte Street Conservation Area Appraisal and Management Plan (2008) as being neither a detractor nor a contributor to the character of the conservation area. The conservation area appraisal recognises the character being strongly influenced by initial Georgian development, which the existing building does not reflect, therefore the existing building is considered to be of neutral contribution to the character of the conservation area at best. The adjacent terrace row of buildings to the north, No.s 81-97 Charlotte Street are identified as contributors to the character of the conservation area.
- 2.12 There are no listed buildings on the site, the nearest listed building to the site is No. 72 Charlotte Street, opposite the site, which is a Grade II Listed four storey brick building with basement and cast iron railings in front. The site also lies within a designated view corridor between Parliament Hill and the Palace of Westminster and is located within the Fitzrovia Area Action Plan boundary.
- 2.13 The site has a public transport accessibility level (PTAL) of 6b, with bus services and underground rail services from Goodge Street Station, located approximately 200m from the site on Tottenham Court Road.

- 2.14 Local services and amenities are found within the immediate vicinity of the site. Fitzroy Square Garden is located approximately 350m north of the site and Regent's Park is located 800m north west of the site, both providing valuable open space.
- 2.15 Further detail of the site and its context can be found in the accompanying Design and Access Statement produced by Cove Burgess.

3. RELEVANT PLANNING HISTORY

77-79 Charlotte Street and 5 Tottenham Mews

- 3.1 The subject site has a limited recent planning history. A summary of relevant applications to the proposed development is outlined in the table below.

Application Number	Site Address	Description of Development	Decision and Date
TP38343/8195	77-79 Charlotte Street	The erection of a building comprising basement, ground and four floors over for use as showrooms on the ground floor and offices on the upper floors, at No. 77-79 Charlotte Street and No. 5 Tottenham Mews	Granted 20.09.1958
8800504	77-79 Charlotte Street	Continued use of ground floor as offices as shown on site plan numbered DJ/4759/1 and drawing number 7930/07/11.	Granted 05.01.1989
8900008	77-79 Charlotte Street	Alterations to front and rear elevations including erection of canopy over Charlotte Street entrance and addition of boiler room at roof level (as shown on drawings numbered 168.79 168/01C 02C 03B 04A 05B 06A 07A and materials schedule 1st March 1989 revised by your letter dated 1st March 1989	Granted 25.04.1989
2013/2810/P	5 Tottenham Mews	Erection of a 4 storey, 4x bedroom house with rear ground floor terrace.	Granted 26.08.2014
2013/2935/C	5 Tottenham Mews	Demolition of existing garage.	Granted 26.08.2014
2015/1076/P	77-79 Charlotte Street/5 Tottenham Mews	Demolition of existing building and erection of a new part four, part five and part six storey building plus double basement to provide 4 x flats (1x1 bed; 3x3 beds) along with B1 and B1c floorspace.	Granted 22.12.2016

- 3.2 In 2013, the previous owners applied for planning permission for the redevelopment of the single storey garage at No. 5 Tottenham Mews for a four storey dwelling, which was approved in 2014.
- 3.3 The officer's report in connection with planning permission 2013/2810/P identifies the existing garage to be limited in size (46sqm) and to be of lawful B1c light industrial use, but was evident to have been used as a storage unit (B8). It was also noted that the existing garage has no windows for natural light.
- 3.4 Assessing the loss of the garage as an employment use, the officer considered that the existing building, due to its small size and absence of natural light, has limited potential for retention as an employment use and had no realistic commercial future as a storage use.
- 3.5 The replacement four storey building was considered to be an appropriate modern interpretation of a traditional mews building which was related to the areas character.

73-75 Charlotte Street

- 3.6 More relevant to the proposed development is the recent planning permission granted for the redevelopment of the neighbouring site, 73-75 Charlotte Street:

Application Number	Site Address	Description of Development	Decision and Date
2012/2045/P	73-75 Charlotte Street	Erection of a part 3/4/5 & 6 storey building plus basement level for a mixed use development comprising of 11 residential units (Class C3) and 253sqm of office (Class B1) floorspace at part basement and ground floor level, following demolition of existing buildings at 73-75 Charlotte Street & 34-38 Tottenham Street and 4 Tottenham Mews	Granted 13.12.2012

- 3.7 Planning permission 2012/2045 was granted in 2012 for the redevelopment of neighbouring site which is currently being implemented.
- 3.8 The development comprises a replacement building up to six storeys in height, with basement, comprised of 11 dwellings and 253sqm of office floorspace. This replaces the previous five storey building with basement which was host to NHS health care uses (D2) and UCLH offices (B1a).
- 3.9 The officer's report identifies that the D2 uses comprise a traumatic stress service and a sexual reproductive clinic. The officer considers that the traumatic stress service caters for a national need rather than local need and as such its loss is acceptable. Whilst the sexual reproductive clinic does provide a local service, the officer was satisfied that it will be replaced locally due to the applicant's evidence of a property search, however this was without confirmation of a new replacement facility being secured.
- 3.10 The office use was considered to be replaced within the proposed replacement building.
- 3.11 The design of the replacement building was considered to better reflect the character of the conservation area, with a strong emphasis on regularity and verticality of openings, which are recessed and a high proportion of wall to windows, which is considered to be sympathetic to traditional buildings within the vicinity.

4. STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 Given the minor amendments (an additional storey) from that previously granted under application 2015/1076/P it was not considered necessary to have any further consultation than that undertaken prior to the submission of the aforementioned application. The details of the consultation undertaken with local residents and the Local Planning Authority as part of the previous application are outlined below.

Community engagement

- 4.2 In October 2014 we wrote to neighbours within the vicinity of the site, local Councillor's and local interest groups inviting them to attend an exhibition of the draft proposals. The consultation area is illustrated in figure 2 below.

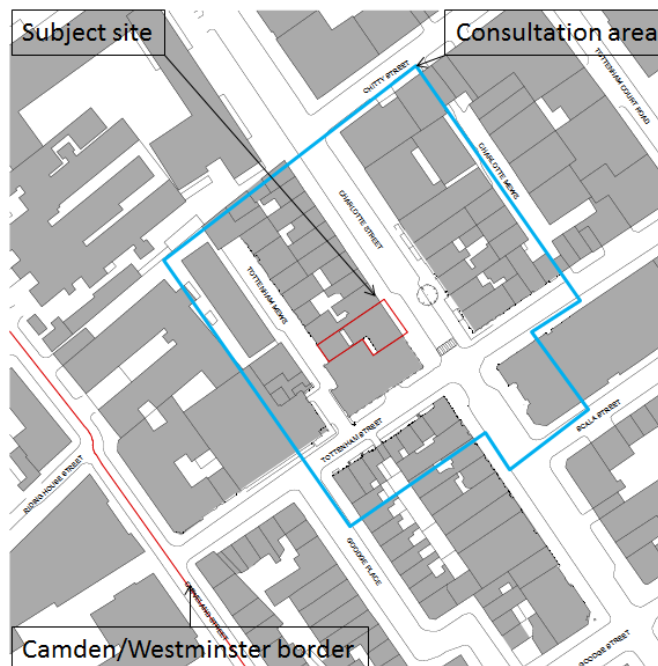


Figure 2: Consultation Area

- 4.3 Letters and flyers were sent on 6 October 2014 which advertised the exhibition event and provided contact details for any comments or queries or requests for additional information. Letters and flyers were sent to Bloomsbury Conservation Area Advisory Committee, Charlotte Street Conservation Area Advisory Committee, Fitzrovia Neighbourhood Association, Ward Councillors and 180 addresses identified within figure 2.
- 4.4 Details of the exhibition featured on the 'Fitzrovia News' website on 8 October 2014.
- 4.5 A public exhibition was held on 14 October 2014 between 4pm and 8pm at the subject site. It was stressed in the consultation event flyer that the building had stepped entrance and as such was inaccessible to wheelchairs and that alternative arrangements could be made at request.

- 4.6 Two people attended the event and primary concerns were regarding demolition and construction of a new building rather than utilising the existing building. It was explained that the existing building was inefficient and substandard, not suitable for contemporary commercial use. As the consultation was held at the subject building, attendees were open to view all floors of the building to witness the inefficient layout of the existing building for themselves.
- 4.7 Following the exhibition in October 2014 the proposed drawings were revised reducing the bulk and massing and further consultation occurred in January 2015. Letters enclosing the latest draft elevations were sent to the same addresses as in the first consultation on 16 January 2015 and sought any further comments by 31 January 2015. There was no response received.

Pre-application advice

- 4.8 An informal site meeting was held in March 2014 and a formal pre-application meeting was held with Camden Council on 5 November 2014 and subsequent written advice was received on 24 November 2014.
- 4.9 The issues that were discussed at the meeting were:
- Balance of land uses
 - Creation of residential units and unit mix)
 - Amenity
 - Design
 - Basement Impact Assessment
 - Transport and highways impacts
 - Sustainability
 - CIL
- 4.10 The overall response was positive with the residential element of the proposal being acceptable in principle and that the size of units proposed (1x 1bed and 3xbed) was considered appropriate as large family sized units are in scarce supply.
- 4.11 The officer was mainly concerned that the proposals illustrated at the time did not indicate a sufficient amount of replacement office floorspace and that the massing of the building should be reconsidered.

5. PROPOSED DEVELOPMENT

- 5.1 The proposed development is for:

Demolition of existing building and erection of a new part four, part five and part six storey building plus double basement to provide 4 x flats (1x1 bed; 3x3 beds) along with B1 and B1c floorspace.

- 5.2 The proposal includes an additional storey to the rear of the building than that approved under planning application 2015/1076/P (same description of development). The additional storey is proposed to provide additional living space for the fourth floor flat.
- 5.3 The previously approved unit mix and quantum of commercial development remains unchanged.
- 5.4 Other than the additional storey, there are no other amendments to the scheme approved under 2015/1076/P.
- 5.5 The vision for the new building, to be known as Collaboration House, is for a centre of excellence for interfaith organisations who wish to enhance their impact and effectiveness by collaborating with those who are similarly minded.
- 5.6 The applicant has searched for a long time for suitable buildings for a collaboration space for charities, but found no exact template.
- 5.7 The building at 77-79 Charlotte Street was left vacant following the departure of BBC Studios and Post Production Services in 2013 and provided a good central London location. This provided an opportunity for an experimental use of the building for a number of charities which can benefit from being part of a collaborative charitable community. The experimental use of the building has allowed charities to decide upon optimal layout of the space.
- 5.8 The experimental period allows the Fayre Share Foundation to ensure that appropriate charities are chosen as pioneers of the space. A steering committee of the principal charities that would be prioritised in the project is being formed. This committee will recommend to the Fayre Share Foundation the appropriate charities to invite in to the building and agree common activities such as seminars on subjects of common interest.
- 5.9 The proposed Collaboration House provides segregated, distinct offices to be provided for the exclusive use of the main charities, allowing them the ability to operate in a confidential secure environment. Open plan areas, which allow for a vibrant, high energy environment with visitors using shared, flexible spaces that are designed to facilitate collaboration and engagement with others, plus shared facilities such as meeting rooms, media recording facilities and reception rooms.
- 5.10 Collaboration House provides a world leading initiative that a multitude of individuals from government, business and the third sector are enthusiastic about. The proposed state of the art facilities provide a high quality adaptable environment that suits the buildings purpose. The benefits to charities will include cost savings on shared facilities, wider access to a growing pool of volunteers, networking and collaboration with other organisations, increased visibility of charities and a central London location.

- 5.11 In addition to Collaboration House hosting multi-faith charities, the proposed building will host the applicant's mineral business (Ostro Minerals) plus residential accommodation.
- 5.12 Ostro Minerals is a family gemstone business established in 1960 and is one of the world's leading producers of blue topaz. In recent years 'Ostroblue' and 'Ostroyal' collections have been added to the company portfolio. The company also has the world's largest known deep blue coloured topaz gemstone.
- 5.13 The proposed basement level will be partly utilised for the storage of gemstones. Basement level provides the most suitable location for the storage of the businesses' semi-precious gemstones both due to weight loading of floors and for the improved security of the gemstones.
- 5.14 The proposed 4no. dwellings on upper floors provide high quality accommodation comprised of 1x 1 bedroom unit and 3x 3 bedroom units.
- 5.15 The proposed new building provides a balance between the three proposed uses, with segregated offices, allowing charities to operate in a secure environment, comprised of open plan areas and flexible shared spaces such as meeting and media rooms.
- 5.16 The proposal includes the demolition of the existing building. The existing building was constructed in the late 1950s/early 1960s in a modernist style with brick finish, the existing building was later altered to include reconstituted stone cladding, prominent fenestration with full height glazing panels and steel balustrades which forms the current appearance of the building.
- 5.17 The existing building is considered to be no more than a neutral contribution to the Charlotte Street Conservation Area. Furthermore the internal layout of the existing building is considered to be inefficient with a large internal core along with a large number of thick internal walls.
- 5.18 In its place a new building is to be provided which will be comprised of a double basement and with four to six storeys above. The Charlotte Street elevation is proposed to be five storeys high, with a sixth storey mansard setback 2.5 metres. The rear, Tottenham Mews elevation will be three storeys with a fourth storey mansard.
- 5.19 The proposed new building has been designed so that the building form is split into two to address the character of both Charlotte Street and Tottenham Mews.
- 5.20 The Charlotte street elevation reflects the form, scale and materiality of existing terraced buildings. The height of the front elevation matches existing, fenestration and proportions are vertical and the mansard is setback. At ground level there is a new level access and extended horizontal windows which creates interest at street level.
- 5.21 The proposed massing of the Tottenham Mews elevation creates a step between the mews and the scale of the adjacent corner building, which is currently under construction. The proposed rear maintains the garage opening at ground floor level and contains large recessed windows at each floor providing a transition in appearance between no. 6 and no. 4 Tottenham Mews.
- 5.22 As illustrated in the sectional drawings provided the additional storey proposed under this application has been specifically designed to reflect the sectional plain of the roof structure of the adjacent building at 73-75 Charlotte Street/6 Tottenham Mews in order to preserve the sightlines that adjacent roof structure was designed to maintain.

- 5.23 The proposals include the use of sympathetic materials which respond to the local vernacular. The Charlotte Street façade is a mid-tone grey brick with naturally –anodised aluminium windows, with a standing seam metal mansard, dark bronze in colour. The Tottenham Mews façade includes a glazed white brick and standing seam metal cladding, dark bronze in colour. Green roofing is also proposed, which is not visible from either elevation.
- 5.24 The office floorspace of the existing building has a Net Internal Area of 493m². The proposed building has a commercial floorspace of 499m². The proposed development therefore includes an additional 6m² of commercial floor space plus 4 dwellings, comprised of 1x1bedroom and 3x3bedroom units.

6. PLANNING POLICY CONTEXT

The Development Plan

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the relevant development plan, unless material considerations indicate otherwise. The development plan for London Borough of Camden comprises the Council's adopted Core Strategy (2010), the Development Policies (2010), the Fitzrovia Area Action Plan (2014) and the London Plan (2016).
- 6.2 Although the National Planning Policy Framework (2012) does not alter the statutory status of the development plan as the primary consideration in the determination of a planning application, it provides national guidance, conveys the government's intentions for the planning system and is a material consideration in the determination process.

National Planning Policy Framework (2012)

- 6.3 The National Planning Policy Framework (NPPF) sets out the Government's objectives for the planning system; to achieve sustainable development through economic, social and environmental gains, and to secure economic growth.
- 6.4 The presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision making, involves seeking positive improvements in the quality of the built, natural and historic environments including replacing poor design with better design, improving the conditions in which people live and work, and widening the choice of high quality homes.

The London Plan 2016

- 6.5 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 6.6 The Mayor's stated Strategic Policies including 3.3 on housing supply and 3.8 on housing choice aim to promote opportunity and provide more homes, and also provide a choice of homes for all Londoners that meet their needs at a price they can afford. It is also stated under policy 3.5 that housing should be of the highest quality internally, externally and in relation to its surrounding context.
- 6.7 The Mayor's Strategic Policies on offices supports the management and mixed use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of the Plan, including enhancing its varied attractions for businesses of different types and sizes.

London Borough of Camden Core Strategy (2010)

- 6.8 LB Camden has adopted their Core Strategy. The Core Strategy set out the key elements of the Council's planning vision and strategy for the Borough. The overall vision of Camden's Core Strategy is to create a borough of opportunity. The vision includes four themes which aim to make sure that Camden adapts to a growing population; has an economy that includes everyone, is connected where people can live active, healthy lives; and a safe Camden that is a vibrant part of our world city.
- 6.9 Housing is identified as being the priority land use within the Core Strategy as part of the objective to provide a sustainable Camden that adapts to a growing population.
- 6.10 Core Strategy Policy CS1 seeks to make the most of the borough's limited land supply, expecting the provision of a mix of uses.
- 6.11 Policy CS6 aims to provide quality homes suitable for different groups, including families and people with mobility difficulties. The Council will aim to make use of Camden's capacity for housing by maximising the supply of homes to meet or exceed Camden's target which has recently been updated within the Further Alterations to the London Plan (Intend to Publish version 15.12.2014) to 8,892 new homes within the next ten years, 2015-2025.
- 6.12 Policy CS8 promotes a successful and inclusive economy, which expects a mix of employment facilities and types. Policy CS8 encourages concentrations of creative and cultural businesses in the borough.
- 6.13 Policy CS13 aims to tackle climate change by promoting higher environmental standards. This will be achieved through a number of objectives including the increase of permeable areas through landscaping and the use of sustainable materials and low carbon technologies.
- 6.14 Policy CS14 requires development to be of the highest standard of design which respects local context and character including heritage assets and also provides highest standard of access in all buildings.

London Borough of Camden Development Policies (2010)

- 6.15 Camden's Development Policies Document sets out the detailed guidance and policies to enable the Borough broader objectives as set out within the Core Strategy to be achieved. The development policies are grouped in to the four themes as identified within the Core Strategy.
- 6.16 Policy DP1 seeks a mixture of uses where appropriate.
- 6.17 Policy DP2 aims to make full use of Camden's capacity for housing and Policy DP5 aims to contribute to the provision of mixed and inclusive communities by securing a range of self-contained homes of different sizes.
- 6.18 Policy DP6 encourages new development to meet lifetime homes standards and 10% of homes developed should meet wheelchair housing standards.
- 6.19 Policy DP13 seeks to retain suitable employment land. Mixed use redevelopments are supported where they maintain the level of employment floorspace and include other priority uses such as housing.

- 6.20 Policy DP16 seeks to ensure that development is properly integrated within the transport network. It is expected that development proposals make appropriate connections to highways and street spaces. Policy DP17 seeks to ensure that walking, cycling and public transport uses are promoted. The Council will resist development that would purely be dependent on private motor vehicles. Furthermore Policy DP18 seeks to minimise dependence on private vehicles by limiting car parking availability, in areas accessible to public transport, car free developments are encouraged.
- 6.21 Policies DP20 and DP21 seek to protect the safety and operation of the highways network.
- 6.22 Policy DP22 requires development to incorporate sustainable design and construction measures wherever possible. Policy DP24 requires all developments to be of the highest quality design and to consider amongst others, the character, context and setting of the site and the form and scale of neighbouring buildings, the quality of materials to be used, the provision of visually interesting frontages at street level, the provision of appropriate hard and soft landscaping including boundary treatments and the provision of appropriate amenity space.
- 6.23 Policy DP25 aims to conserve Camden's conservation areas. The Council will only permit development within the conservation area that preserves and enhances the character and appearance of the area.
- 6.24 Policy DP26 aims to manage the impact of development on occupiers and neighbours. The Council will aim to protect the quality of life of occupiers and neighbours by controlling the impact of matters such as visual privacy and overlooking, overshadowing and outlook, sunlight and daylight levels, dwelling and room sizes and facilities for waste and bicycle storage.
- 6.25 Policy DP27 relates to basements and lightwells. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity.
- 6.26 Policy DP28 seeks to ensure that noise and vibration associated with development is managed and controlled to acceptable levels.

Fitzrovia Area Action Plan (2014)

- 6.27 The Fitzrovia Area Action Plan (AAP) was adopted in March 2014. The AAP has been introduced to deal with increasing development pressure in Fitzrovia, to manage growth associated with upgraded infrastructure, including Crossrail and redevelopment of Euston.
- 6.28 The AAP therefore seeks to coordinate development and ensure that growth delivers maximum benefits to the area. The vision is 'to optimise the benefits of future growth to create a harmonious co-existence of uses and users'. One of the AAP objectives includes ensuring growth is balanced between residential, institutional and commercial uses.
- 6.29 'Policy F1 – Planning decisions in Fitzrovia' outlines how the presumption in favour of sustainable development will operate in conjunction with the AAP.
- 6.30 Principle 1 puts housing as a priority land use. The Council will promote housing development in Fitzrovia unless there are strong economic reasons why such development would be inappropriate.
- 6.31 Principle 4 seeks to ensure that new business development is designed flexibility to allow parts of the property to be occupied SMEs.

- 6.32 The Action Plan's Urban Design principles seek new development to respond positively to the urban prevailing form of nearby buildings.

Camden Planning Guidance

- 6.33 Camden has adopted eight Planning Guidance (CPG) documents which cover a variety of topics such as design, housing, amenity and transport.
- 6.34 CPG 1 'Design' provides more detailed guidance in respect of policies CS14 and DP24. The CPG contains guidance for the design of buildings including use of materials.
- 6.35 CPG 2 'Housing' provides detailed residential standards including ceiling heights, room sizes, daylight, sunlight and privacy, security, basements and outdoor amenity space.
- 6.36 CPG 3 'Sustainability' contains guidance on a number of issues to ensure that development reduces carbon emissions.
- 6.37 CPG 4 'Basements and lightwells' provides detail on basement development and outlines the environmental impacts to be consider and types of basement development the Council views as being appropriate.
- 6.38 CPG 6 'Amenity' provides guidance on all types of amenity issues including daylight and sunlight, overlooking, privacy and outlook.
- 6.39 CPG 7 'Transport' provides guidance for detailed transport issues and covers matter such as car free development and the Council's minimum cycle parking standards.
- 6.40 Significant consideration has also been given to the Charlotte Street Conservation Area Appraisal and Management Plan (2008).

7. ASSESSMENT OF THE PROPOSALS

- 7.1 This section assesses the principle of the development and its potential impacts against the aims and objectives of the Development Plan. It demonstrates that the proposed development complies with the Development Plan and national planning policy.

Principle of Development

- 7.2 The existing site is comprised of a vacant commercial building at the front and a single storey garage to the rear. The building was used by BBC Studios and Post Production until their departure in 2013. The building is currently partly used by charities in an experimental period as discussed in part 5 of this statement.
- 7.3 The proposed development comprises a mix of residential and commercial use. The proposal is a unique development known as 'Collaboration House', which has a primary purpose as a space for interfaith charities to work together.
- 7.4 The proposed development, incorporating 'Collaboration House', is considered to be consistent with the objectives of Camden's community facility policies. Core Strategy Policy CS10 supports community facilities and sub paragraph 10.12 has regard to faith facilities where "the Council will seek to support community organisations and religious groups to help them to meet their need for faith facilities". Furthermore the Camden Community Strategy acknowledges diverse community needs in Camden and states that:

"We will strengthen community and social networks in Camden and support the development of new ones. We will agree and implement a compact between the voluntary and community sectors to improve and govern working relationships".

- 7.5 Policy CS1 of the Core Strategy (2010) and Policy DP1 of the Development Policies (2010) seeks to make the most of limited land within the borough and as such encourages development that provides a mix of uses where appropriate.
- 7.6 Policy CS6 and Principle 1 of the Fitzrovia AAP (2014) regards housing as a priority land use and Policy DP2 seeks to maximise the supply of additional homes in the borough.
- 7.7 The retention of the office use and the inclusion of new dwellings in the proposed development provides an appropriate mix of uses and is considered to be acceptable in principle.
- 7.8 The principle of development proposed was accepted as part of the previously approved planning application. The minor revisions of the scheme proposed i.e additional storey, do not impact the acceptability of the principle of development.

Employment Use

- 7.9 The existing building at no. 77-79 Charlotte Street is entirely an office/commercial use (last used by the BBC) and the building to the rear, no. 5 Tottenham Mews, contains a single storey garage.
- 7.10 Policy CS8 promotes a successful and inclusive economy and seeks to protect the borough's existing employment sites.

- 7.11 Policy DP13 states that the Council will consider redevelopment proposals for mixed use schemes provided that the level of employment floorspace is maintained or increased.
- 7.12 The proposal provides a mixed residential and commercial use and seeks to balance the replacement of existing employment use with the provision of new residential use in a building which scale and form appropriately reflects the character of the surrounding area.
- 7.13 The loss of the garage at the rear of the site, no. 5 Tottenham Mews, has previously been accepted under planning permission 2013/2810/P. Assessing the loss of the garage employment use, the officer considered that the existing building, due to its small size and absence of natural light, was limited for a retained employment use and had no realistic commercial future as a storage use.
- 7.14 The proposed development, nonetheless maintains the garage use and therefore that use would not be lost as a result of the proposal. It would be let to a local motorcycle repair business for use as storage for motorcycles and equipment.
- 7.15 While it is acknowledged there would be a reduction in office space on the site in terms of GIA, the quality of the replacement space must also be acknowledged. The replacement space provided includes more versatile open plan office floorspace which provides an increase in net useable area than existing, and has occupiers in place to use it. The proposed development includes an increase of 6m² commercial space, due to the proposed more efficient layout.
- 7.16 Considering that the proposed development provides a better standard of office floorspace, which provides a greater net useable space than existing, it is considered that the proposal adheres to Policy CS8 of the Core Strategy and Policy DP13 of Development Policies.
- 7.17 This level of provision was accepted as part of the previously approved application. There are no material changes to the scheme that would warrant a different conclusion in this respect and as such the level of employment floorspace provision is considered acceptable.

Design

- 7.18 The existing building was constructed in the late 1950s/early 1960s and underwent further alteration in the late 1980s/ early 1990s. The appearance of the existing building is very modern and does not relate to the traditional typical Georgian style of neighbouring buildings. The existing building is of little architectural merit and as such is considered to be of neutral contribution to the conservation area.
- 7.19 Whilst the demolition of the existing building is considered to be acceptable in principle, that is subject an acceptable replacement being proposed. The design of the replacement building is therefore paramount to it being considered an acceptable replacement.
- 7.20 Policy CS14 of the Core Strategy and Policy DP24 of the Development Policies Document seeks all developments to be of the highest standard of design, considering character, setting, context and the form and scale of neighbouring buildings as well as quality of materials, accessibility and visually interesting street frontages.
- 7.21 A detailed account of the proposed design is provided in the accompanying Design and Access Statement. In short the proposed design is considered to be of a very high quality, providing a new accessible entrance from street level, with large glazed openings at street level to provide interest. The buildings appearance and form, with more vertical alignments and proportioned windows

reflects the rhythm of Charlotte Street and provides a transition between the traditional Georgian properties and the new adjacent corner building at 73-75 Charlotte Street. Furthermore the proposed materials better reflect the materials of neighbouring buildings.

- 7.22 The building design is comparable to that previously approved save for the additional storey at fourth floor level to the rear of the building. The proposed addition is minor in scale in the context of the wider building and has been design specifically to compliment the adjacent roof structure, and the overall height and mass of the wider street scene along Tottenham Mews.
- 7.23 Accordingly, it is considered that the proposed building design would provide an appropriate replacement building which respects the street scene and enhances the character and appearance of the conservation area, in accordance with the relevant policies of the Development Plan.

Residential Development

- 7.24 Housing is identified as the priority land use within Camden's Development Plan. The Plan supports the development of housing and seeks to maximise opportunities to deliver housing across the borough.
- 7.25 The proposed development would provide 4no. dwellings comprised of 1no. one-bedroom unit and 3no. three-bedroom units.
- 7.26 Policy DP3 of the Development Policies document seeks an affordable housing contribution from residential developments with a capacity of 10 or more units or 1,000m² of residential floorspace. Due to the need to provide replacement employment floorspace, the site is not capable of providing 10 dwellings or 1,000m² of residential floorspace. Therefore the proposed development is not eligible to provide affordable housing contributions.
- 7.27 Policy DP5 of the Development Policies document seeks to achieve dwellings of different sizes and identifies very high demand in the borough for 2xbedroom dwellings and medium demand for 3xbedroom dwellings. However pre-application advice considered provision of three-bedroom dwellings to be appropriate as family sized units are in scarce supply in the site locality.
- 7.28 Particular attention has been paid to providing high-quality residential dwellings when designing the proposals. Each of the new dwellings would provide residential floorspace in accordance with the residential space standards contained within the London Housing Design Guide and the Council's space standards contained within CPG2.
- 7.29 The proposed floorspace would easily exceed the higher minimum standards based upon the expected number of occupants in both the London Housing Design Code and Camden's CPG2 'Housing'.
- 7.30 Camden's CPG2 'Housing' requires that all residential development proposals for new dwellings that are suitable for 2 persons or more should each be self-contained and should each have their own private access off a common entrance hall. All units have private access from a communal entrance and are therefore self-contained. The lift will be secured for authorised access only.
- 7.31 CPG2 and the London Housing Design Guide also require residential developments to meet room size standards and also minimum headroom standards, which the proposed development exceeds.

- 7.32 CPG2 also requires that all habitable rooms have access to natural daylight. All units are dual aspect with a good orientation and large windows to optimise natural light, particularly from the south western aspect. Additional rooflights and openings to outdoor areas also provide good levels of natural light. The proposed layout also seeks to maximise outlook for future occupiers based on the constraints of the site.
- 7.33 The proposed development also results in minimal noise and vibration impact. The accompanying Noise Impact Assessment prepared by Scotch concludes that providing recommended sound insulation performance specifications are achieved, noise intrusion into the development will be controlled to acceptable levels. Accordingly the proposed development complies with Policy DP28 of Camden's Development Policies.
- 7.34 It is not possible to provide private outdoor amenity space for each dwelling, due to the urban site context. However, private outdoor terraces are provided on third, fourth and fifth floors.
- 7.35 The proposed dwellings are however of a sufficiently good size and exceed the Council's internal space standards. The site is also a short distance, approximately 800m, from Regent's Park which provides a large area of valuable open space which future occupiers can enjoy. This is considered to be a reasonable walking distance to a formal recreation area in accordance with Figure 7, Appendix A of CPG 6 'Amenity'.
- 7.36 For the above mentioned reasons, it is considered that the proposed development provides a high quality residential design which provides optimum amenity to future occupiers. As such it is considered that the proposed development is consistent with relevant policies of the Development Plan and Supplementary Planning Guidance.

Basement Development

- 7.37 The proposed development includes a double basement. Policy DP27 of Development Policies states that in determining proposals for basements and lightwells the Council will require assessments on potential impacts to demonstrate that no harm will be caused to the built or natural environment or local amenity as a result of the development.
- 7.38 Accompanying this planning application is a Basement Impact Assessment (BIA) prepared by MLM and also a Ground Investigation Report prepared by Soils Ltd.
- 7.39 The ground investigations found that groundwater samples tested for metals, semi-metals and PAHs contaminants indicated concentrations recorded below authoritative guidelines and where over the limit it was not considered to pose a risk, furthermore results show no risk from soil gas.
- 7.40 The BIA demonstrates that the geology is capable of supporting the loads and construction techniques to be imposed and that there will be no adverse impact on the structural integrity and natural ability for movement of existing and surrounding structures, utilities and infrastructure surrounding drainage, sewage, surface water and ground water flows and levels and that all necessary structural concerns have been satisfactorily addressed in the design. Please refer to the accompanying BIA for further detail.
- 7.41 In addition, a review of relevant mapping from the Environment Agency and 'Map 2:Flood Risk' in Camden's Development Policies document, does not indicate that the subject site is prone to flooding. The proposed basement is therefore suitable for habitable rooms.

- 7.42 Supplementary guidance CPG4 'Basements and Lightwells' seeks basement development which is modest in size, usually limited to one storey and within the original footprint of the building. The existing building has a basement level, therefore the proposal is for excavation of a single additional storey below that level. The proposed basement provides a suitable storage space for the future occupier's minerals business which is secure and can cater for weight loading.
- 7.43 In line with the above it is considered that the proposed basement component of the development is in accordance with relevant policy DP27 and CPG4.

Heritage Considerations

- 7.44 The site falls within the Charlotte Street Conservation Area and it is considered, within the Charlotte Street Conservation Area Appraisal and Management Plan (2008), the existing building is considered to make at best a neutral contribution to the character of the area.
- 7.45 Policy CS14 of the Core Strategy seeks development of the highest quality which preserves and enhances heritage assets including conservation areas. More specifically Policy DP25 of Development Policies states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 7.46 The design justification, stated earlier in this statement, indicates how the proposed design is considered to respect the streetscene and enhance the character and appearance of the conservation area in accordance with the Development Plan.
- 7.47 The proposed fenestration and proportion are vertical, extending the pattern established by the neighbouring Georgian terrace, which is a positive contributor to the character of the conservation area. It is considered that the proposed replacement building has a more appropriate design which enhances the character and appearance of the Charlotte Street Conservation Area.
- 7.48 The proposed development has taken heritage considerations in to account in line with the NPPF, in particular paragraphs 128-134, whereby impact of development is to be considered against significance of heritage assets.
- 7.49 Paragraph 128 calls for significance of any heritage asset affected to be described. In this context the heritage asset is the Charlotte Street Conservation Area, the adjoining positive contributors to the conservation area, No.s 81-97 Charlotte Street and a Grade II Listed Building opposite the site, No. 72 Charlotte Street.
- 7.50 Paragraph 129 calls for the particular significance of any heritage asset that may be affected to be identified and assessed. The Charlotte Street Conservation Area Appraisal and Management Plan (2008) identifies the character of this part of the conservation area to be formed upon traditional terraced Georgian townhouse development and that the existing building is not a contributor to this character.
- 7.51 The proposed development therefore seeks to better reflect the appearance and character of traditional buildings, including the listed building at No. 72 Charlotte Street and conserve and enhance the character of the conservation area.
- 7.52 Paragraph 130 states that the deteriorated state of a heritage asset should not be taken into account. The proposed development acknowledges this and seeks to repair and reinstate lost character within this part of the conservation area.

- 7.53 Paragraph 131 provides the criteria of considerations for local planning authorities to take into account when determining applications. This includes:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.54 The proposed development is considered to make a positive contribution and is supportive of these goals.
- 7.55 Paragraph 132 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification” furthermore paragraph 132 states that any harm to a grade II listed building should be exceptional. The proposed development replaces an existing building which does not contribute to the character of the area with a higher quality design which better reflects the character and appearance of the area. No harm is presented therefore to any heritage asset.
- 7.56 Paragraph 133 suggest that any substantial harm to heritage assets is likely to result in refusal and paragraph 134 seeks any development resulting in less than substantial harm to be weighed against public benefits of the proposal. The proposed development would not present any harm due to the proposed high quality design which respects local character.
- 7.57 The Charlotte Street Conservation Area Appraisal and Management Plan (2008) seeks new development in the conservation area to be high quality and appropriate to context, including consideration for exiting character, scale and mix of uses.
- 7.58 The proposed development is considered to respond to local character, context and scale and provides an appropriate mix of uses. The proposal incorporates a range of high quality materials and better proportioned and designed features that result in a development which better reflects the appearance and character of neighbouring Georgian buildings.
- 7.59 Furthermore the proposed development is of an appropriate height which does not disrupt any spatial pattern or views within and towards the conservation area. A more detailed account of the design of the proposed development is provided in the accompanying Design and Access Statement.
- 7.60 Consideration has been given to the significance of the Charlotte Street Conservation Area, including listed buildings and other positive contributor buildings and the proposed development is not considered to have a detrimental impact on the heritage asset, but rather a positive impact as demonstrated in this report and the accompanying Design and Access Statement.

Neighbouring Amenity

- 7.61 The proposed design follows public consultation, considering the view points of the local community in the redevelopment of the site.
- 7.62 Policy DP26 of the Development Policies document aims to manage the impact of development on occupiers and neighbours. The Council will aim to protect the quality of life of occupiers and neighbours by controlling the impact of matters such as visual privacy and overlooking, overshadowing and outlook, sunlight and daylight levels, noise, vibrations and odours.
- 7.63 The proposed development, due to appropriate siting and design, would not cause any unacceptable impact upon any of the neighbouring developments by way of loss of privacy, overlooking or overshadowing.
- 7.64 The accompanying daylight and sunlight assessment prepared by Delva Patman Redler concludes that the quality, quantity and distribution of both daylight and sunlight to neighbouring properties will remain fully BRE compliant.
- 7.65 Furthermore the accompanying Noise Impact Assessment concludes that potential noise impacts from the proposed development do not exceed Camden's noise and vibration thresholds in accordance with Policy DP28 of Camden's Development Policies.
- 7.66 Whilst it is inevitable that there will be disruption to local residents during construction, potential impacts will be minimised through strict adherence to a construction management plan, which is to be approved by the Local Authority prior development commencing. A draft construction management plan prepared by HUSH PMC has been submitted with the application for consideration.
- 7.67 The proposed development is not considered to present any adverse impact on neighbouring amenity and is in accordance with the Development Plan.

Transport Considerations

- 7.68 The subject site is located within central London and has a very good public transport accessibility level (PTAL) of 6b. The public transport infrastructure is set to improve further in the locality following the completion of Crossrail.
- 7.69 Due to the sites good accessibility to public transport, the proposed development is intended to be a 'car-free' scheme. This adheres to Policy CS11 of the Core Strategy and Policy DP18 of the Development Policies document which both seek to minimise the level of car parking.
- 7.70 Policy DP16 seeks to ensure that development is properly integrated within the transport network and DP17 promotes walking, cycling and public transport use, in addition CPG 7 seeks developments to provide accessible and secure cycle parking and have a route from cycle parking to the street which is step free.
- 7.71 TfL's parking standards requires 8 cycle spaces to be provided. The proposed development incorporates space for at least 8 no. secure, accessible cycle spaces in accordance with Policy DP17 and guidance CPG 7.

- 7.72 The proposed construction management plan adheres to Policies DP20 and DP21 with regard to protecting the safety and operation of the local highways network during construction.
- 7.73 The proposed development is therefore considered to adhere to the sustainable transport policies contained within the Development Plan.

Refuse and Recycling

- 7.74 Adequate refuse and recycling storage is provided in line with CPG1, which suggests for developments of 6 or fewer dwellings, internal or external storage provision can be provided to store non-recyclable, recyclable and organic waste. Furthermore for non-residential development, internal storage areas should always be considered but external space also must be provided in most cases.
- 7.75 Refuse and recycling storage provision within the proposed development is located internally in a position easily accessible for kerbside waste and recycling collection. The proposed secure waste and recycling storage area adheres to CPG1 space standards.
- 7.76 Accordingly the policies are in line with Policy DP26 managing the impact of development on neighbouring occupiers with adequate facilities for refuse and recycling storage.

Lifetime Homes

- 7.77 Policy DP6 encourages new developments to meet lifetime homes standards, and that at least 10% of homes developed should meet wheelchair housing standards.
- 7.78 All of the proposed dwellings are fully accessible with level accesses, lift to all floors and adequate wheelchair turning circles and can be easily adapted for additional accessibility requirements, such as lower fittings.
- 7.79 The design and access statement explains in further detail how the proposed development meets lifetime homes standards.
- 7.80 It is considered that the proposed development is in accordance with Policy DP6 and relevant supplementary guidance contained within CPG2 'Housing'.

Sustainability Considerations

- 7.81 In line with the guidance contained within CPG 3 'Sustainability' – the proposed development will, through its detailed design and use of suitable energy efficient materials, aim to reduce carbon emissions. The proposal is in accordance with policy DP22 which seeks to ensure that sustainable design and construction methods are used where possible and Policy CS13 which aims to tackle climate change.
- 7.82 The accompanying Sustainability Statement prepared by Scotch, describes the objective to deliver a building with high sustainability performance taking into account physical and technical constraints of the site. The following sustainability standards and targets have been identified:
- Level 4 of Code for Sustainable Homes
 - Use of previously developed land
 - Reduced CO2 emissions
 - Domestic water use of 105 litres per person per day

- Promote wellbeing for occupants
- Materials with low environmental impact
- Materials sourced from responsible suppliers
- Better practice sustainable construction procedures
- Supports the local Biodiversity Action Plan
- Promote Sustainable Transport
- Homes resilient to future climate change impacts.

7.83 Furthermore, the accompanying Energy Statement prepared by Scotch, considers a wide range of materials and technologies to be incorporated into the design to reduce CO2 emissions, taking into account physical and technical constraints of the site. The report concludes that “energy demand reduction measures are the most effective method of reducing CO2 emissions. Through the application of a variety of active and passive measures a carbon emissions reduction of 11% is achieved when compared to the notional Building Regulations Part L compliant development. In order to further reduce the CO2 emissions from the development a system of air to water heat pumps and solar hot water panels are proposed. As the majority of the predicted CO2 emissions are as a result of space heating and hot water the combination of air source heat pumps and hot water panels offer an effective method of reducing CO2 emissions. Through the application of this system an additional reduction of 26% is achieved, taking the total CO2 reduction to 37% when compared to the notional Building Regulations Part L”.

7.84 As a result of the sustainability measures proposed to be incorporated in to the proposed development, Level 4 of Code for Sustainable Homes can be achieved and the proposed development complies with Camden’s Core Strategy target of a 20% reduction in CO2 emissions.

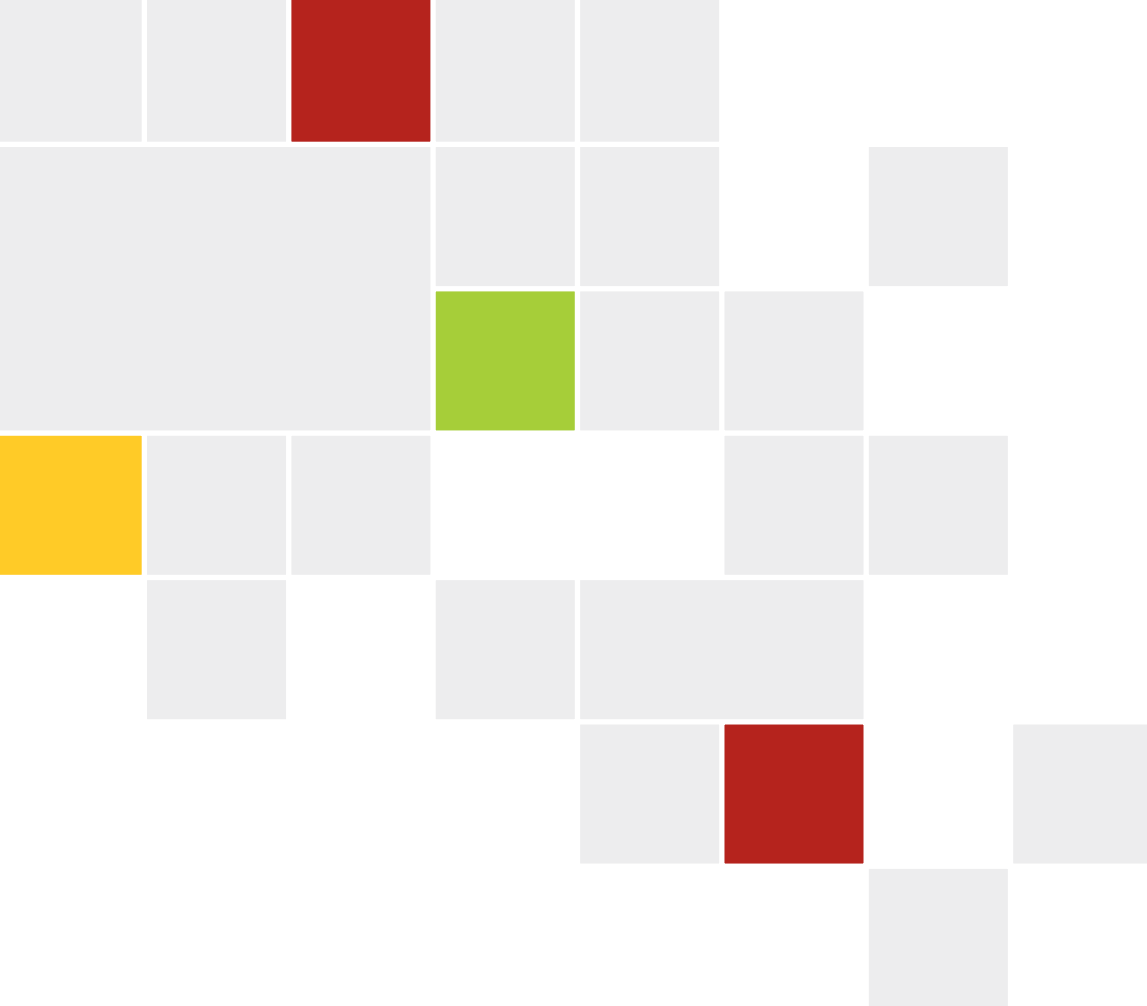
7.85 The accompanying Preliminary Ecology Appraisal prepared by Thomson Ecology, provides recommendations to enhance the value of biodiversity on the site in accordance with the NPPF. Such measures that can be incorporated into the development include:

- Green roof
- Use of native species
- Incorporation of bird boxes
- Incorporation of insect hotel

7.86 It is considered, that the proposed development, incorporating the measures listed above provides a highly sustainable development which achieves relevant BREEAM and Code for Sustainable Homes standards. Please refer to accompanying documents including BREEAM and Code for Sustainable Homes pre-assessments prepared by Scotch. The proposed development is therefore considered to accord with the relevant sustainability policies of the Development Plan.

8. SUMMARY AND CONCLUSIONS

- 8.1 The application provides a new building of outstanding architectural design containing a mixed use development of 4no. dwellings and replacement commercial floorspace.
- 8.2 The proposal seeks to replace poor design with better design and encourages the effective re-use of previously developed (brownfield) land. The proposal therefore represents sustainable development.
- 8.3 It is considered that the proposed design is of a very high quality and has evolved as part of consultation with the community and local planning authority.
- 8.4 As such it is considered that the proposed development will enhance the character and appearance of the Charlotte Street Conservation Area.
- 8.5 The proposed development retains employment use at this site, providing more efficient office accommodation to host 'Collaboration House' and provide a multi faith hub for London. This follows a successful trial interim use of the existing building and the proposal is considered to provide a tailored space for the charities to continue to develop.
- 8.6 In addition the proposed development also provides high quality residential accommodation, which is a priority land use and will provide family sized dwellings which are high in demand.
- 8.7 The scheme represents a sustainable redevelopment of a brownfield site and as such, is fully in accordance with the objectives of the National Planning Policy Framework and the London Plan. This planning statement demonstrates that the proposed development complies with the Development Plan.
- 8.8 The scheme proposes minor revisions by way of an additional storey at fourth floor level than that previously approved under planning application 2015/1076/P (same description of development) which was approved on 22 December 2016. The additional storey is minor in scale and is not considered to adversely impact on any matters previously deemed acceptable by the Council.
- 8.9 Given the quality of the architectural design and the wider social benefits that would be brought about by the proposal, it is considered appropriate to grant planning permission for the proposed development.



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