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| Address: | 28 Charlotte Street London W1T 2NF | | 5 |
| Application Number: | 2016/1345/P | Officer: Kate Henry | |
| Ward: | Bloomsbury | | |
| Date Received: | 10/03/2016 | | |
| Proposal: Conversion of existing single dwellinghouse to provide 3x self-contained flats, including the enlargement of existing basement, erection of first and second floor rear extensions and alterations to rear wall and roof form. | | | |
| Background Papers, Supporting Documents and Drawing Numbers: CH(20)A001; CH(00)A00; CH(20)A00; CH(00)A01 Rev. B; CH(00)A02 Rev. B; CH(00)A03 Rev. B; CH(00)A04 Rev. B; CH(00)A05 Rev. B; CH(00)A06 Rev. B; CH(20)A01 Rev. G; CH(20)A02 Rev. F; CH(20)A03 Rev. C; CH(20)A04 Rev. F; CH(20)A05 Rev. E; CH(20)A06 Rev. E; CH(20)A07 Rev. F; MB-SURV-CS-RE-001; Revised Design & Access Statement (dated 12/01/2017); Daylight and Sunlight Study x2 (dated 26 August 2015); Daylight and Sunlight Report (dated 27/02/2017); Basement Impact Assessment (as amended) | | | |
| RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section106 legal agreement | | | |
| Applicant: | | Agent: | |
| Mr Damon Heath 28 Charlotte Street London W1T 2NF | | Planning Potential Ltd. Magdalen House 148 Tooley Street London SE1 2TU | |

ANALYSIS INFORMATION

| Land Use Details: | | | |
|-------------------|-------------------|-----------------|-------------------|
| | Use Class | Use Description | Floorspace |
| Existing | C3 Dwelling House | | 300m ² |
| Proposed | C3 Dwelling House | | 386m ² |

| Residential Use Details: | | | | | | | | | | |
|--------------------------|------------------|--------------------------|---|---|---|---|---|---|---|----|
| | Residential Type | No. of Bedrooms per Unit | | | | | | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9+ |
| Existing | Flat/Maisonette | | | | | 1 | | | | |
| Proposed | Flat/Maisonette | 1 | 1 | 1 | | | | | | |

| Parking Details: | | |
|------------------|--------------------------|---------------------------|
| | Parking Spaces (General) | Parking Spaces (Disabled) |
| Existing | 0 | n/a |
| Proposed | 0 | n/a |

OFFICERS' REPORT

Reason for Referral to Committee: Where the Director of Regeneration and Planning has referred the application for consideration after briefing members [Clause 3. (vii)]

1. SITE

- 1.1. No. 28 Charlotte Street is a four storey (plus basement and mansard roof extension), mid-terraced, Georgian townhouse on the eastern side of the road. The building retains its exposed brick façade, whereas its neighbours and many others in the row have been covered with stucco.
- 1.2. There is an art gallery at ground floor level, and the rest of the building is currently laid out as a single family dwellinghouse. At the rear, at ground floor level, the room (artist's studio) has a double height ceiling, which is likely to be an extension to the original house. The space has a set of clerestory windows and a partially glazed roof.
- 1.3. There is a full width rear extension covering the full footprint of the rear of the site, presumed to be constructed in the C19th (the artist's studio referred to above). The rear wall of the rear extension encloses the rear of the building forming the boundary wall.
- 1.4. The property does not have any outdoor space to the rear. The application site partly backs onto Crabtree Fields Play Area (to the north) and partly to the outdoor space associated with the Crabtree Place development (to the east).
- 1.5. The application site is within the Charlotte Street Conservation Area. The building is identified in the Charlotte Street Conservation Area Appraisal and Management Plan as making a positive contribution to the character and appearance of the conservation area. The adjacent building to the south-east, No. 26 Charlotte Street, is grade II listed.

2. THE PROPOSAL

Original

- 2.1. This application seeks planning permission for the following works:
 - Convert existing dwellinghouse into 3x self-contained flats
 - Enlargement of existing basement
 - Erection of first and second floor rear extensions, including roof terraces set behind rear wall.
 - New openings formed into existing masonry wall at rear (perforated brickwork)
 - Alterations to fenestration at roof level (2x skylights, traditional hipped slate roof with 3x dormer windows)
- 2.2. The proposed dwelling mix would be as follows: 1x 1-bed, 1x 2-bed, 1x 3-bed. Flat 1 would occupy the basement, ground and first floor levels of the building. Flat 2 would

occupy the second floor and Flat 3 would occupy the third and fourth floors of the building.

- 2.3. There is an existing basement at the property (which is and would continue to be used by the retail unit). The basement would be extended to the rear to provide a bathroom, 2x bedrooms and an outdoor sunken terrace to serve Flat 1. The footprint of the basement would match that of the ground floor development (i.e. it would extend to the rear boundary of the application site). The enlarged part of the basement (including the outdoor sunken terrace) would measure approximately 45sqm.
- 2.4. At the rear of the building, the existing rear extension (which currently provides a double height space internally) would be extended upwards to from first and second floor levels. The resultant rear extension would measure up to 9.2 metres above the adjacent ground level in Crabtree Fields, which is 2.3 metres taller than the existing side wall at the rear which provides the boundary to Crabtree Place.
- 2.5. At basement and ground floor level, the rear extension would extend approximately 7.6 metres out from the original rear building line. At first floor level, the roof terrace would extend out as far as the basement and ground floor building line, but the building line would be set back by 1.3 metres. At second floor level, the roof terrace would sit above the first floor element and the building line would be set back by a further 0.7 metres. The walls to the side of the second floor roof terrace would slope back towards the host building.
- 2.6. There would be a lightwell (void) within the centre of the rear extension at ground, first and second floor levels adjacent to the original rear wall of the building.
- 2.7. There would also be a void created at the rear end of the rear extension, between the extension and the rear boundary wall (1.5 metres front to back, across the whole width of the property). This would provide a sunken terrace at basement level. At ground and first floor levels, the rear openings in the building would face out on the wall. At second floor level, it would be possible to look out over the top of the wall.
- 2.8. Openings would be formed in the existing rear wall in the form of perforated brickwork. There would be 4x separate openings, each measuring 1 metres wide and 5.7 metres above the adjacent ground level in Crabtree Fields (5.8 metres above the adjacent ground level in Crabtree Place).
- 2.9. At roof level, 2x skylights would be inserted into the flat roof of the existing roof. At the rear, the existing glazing would be removed and replaced with a hipped slate roof and 3x lead-clad dormer windows. Each dormer would measure 1.3 metres wide and 2 metres tall and would project out from the roof slope by 0.7 metres.

Revisions

- 2.10. The following revisions have been made during the course of the application:
 - Reduction in number of proposed residential units from 4 to 3
 - Alterations to rear wall (perforated brickwork instead of openings with glazing and metal railings) and reduction in size of openings
 - Alterations to roof terraces
 - Omission of opening in side wall (facing into Crabtree Place)

- Internal alterations to ensure all units are dual aspect
- Heights of existing walls updated on plans

3. RELEVANT HISTORY

28 Charlotte Street

None relevant

7-15 Whitfield Street, London, W1T 2SD

2007/5162/P - Redevelopment of site comprising the erection of a part 2, 3, and 6 storey building with retained basement, for uses comprising 22 self-contained residential flats (Class C3), flexible Class B1/D1/D2 uses, a secondary electricity substation (Sui Generis) and ancillary facilities including a service area with retained vehicular access from Whitfield Street, refuse store and cycle parking - Granted Subject to a Section 106 Legal Agreement 07/01/2008

4. CONSULTATIONS

Statutory Consultees

4.1. None

Bloomsbury CAAC

4.2. In response to the earlier set of plans, an objection was raised on the following grounds:

- Support the comments made by Charlotte Street Association
- The building's association with Adrian Heath is of great cultural importance and significance to Fitzrovia as a whole
- Destruction of historic fabric would not preserve or enhance its special interest
- Out of keeping with surrounding pattern of development

4.3. After the Member's Briefing Officer's Report was published, further objections were received. The comments are summarised below:

- Fully support the comments of the Charlotte Street Association
- The application should not be determined under delegated powers
- The building is worthy of being listed
- The changes in levels would be visible through the windows, which would harm the character and appearance of the building
- Harm to integrity of wall
- Insensitive refurbishment
- Former home / studio of Adrian Heath (artist) / workshop set up by Birgit Skiöld in 1958, ethos inspired by Stanley William Hayter's Atelier 17 in Paris, used by various artists including Michael Ayrton, Fionnuala Boyd,

Kathan Brown, Jime Dine, David Hockney, Allen Jones, Eduardo Paolozzi, Tom Phillips, Dieter Roth, Michael Rothenstein, William Tillyer, Joe Tilson, William G. Tucker.

Local groups

Charlotte Street Association

4.4. In response to the earlier set of plans, an objection was raised on the following grounds:

- Loss of quality to positive contributor
- Considerable changes to interior / harmful to spatial qualities and proportions of rooms, inter-relationship of rooms etc. / destroying key features of Georgian architecture
- Loss of single family dwellinghouse
- Harmful impact on Crabtree Fields public open space to rear
- 2nd floor rear extension out of keeping
- Rear dormer windows out of keeping
- Loss of studio built for artist Adrian Heath
- Poor quality of living accommodation for future occupiers
- Disruption during the construction period

4.5. In response to the final set of revised plans, an objection was raised on the following grounds:

- Previous objections still relevant
- Still object to changes in floor levels (destroying a fundamental aspect of Georgian architecture)
- The changes to the building will be irreversible
- Perforated brickwork will provide poor outlook and low levels of daylight at rear for future occupiers
- Still object to making holes in rear boundary wall
- Reduce feelings of safety and security in the playground
- Too much demolition
- CGIs are misleading

4.6. After the Member's Briefing Officer's Report was published, a further objection was received. The comments are summarised below:

- Although not a listed building, Camden's 1984 "Plan for Fitzrovia" identifies the building in the category "Proposed for Listing"
- The demolition behind the street façade and changing of floor levels would be visible in the street scene
- The proposed 2nd floor element would be visible from the centre of Crabtree Fields / there are no other extensions at this level in the row
- The perforated brickwork will result in the wall needing to be demolished and rebuilt rather than retained
- Object to loss of the artist's studio

Friends of Fitzrovia Park

4.7. In response to the earlier set of plans, an objection was raised on the following grounds:

- Crabtree Fields is a much loved, intensively used local amenity and is recognised for its special quality as well as a good example of modern garden design.
- The proposal would have a negative and damaging impact on the Park and the Children's' Play Area, both of which it will dominate.
- The proposed extension at 2nd Floor level will, because of its bulk, significantly reduce the open feeling of the Park. None of the other buildings in the terrace have extensions above first floor level.
- The biggest objection, however, is to the opening-up of the ground and first floors. The double height opening with its two storey void is totally out of scale with the house, and would have a very serious and detrimental impact on the Park and the Play Area. Instead of forming a tranquil background to the Park as at present, its insensitivity and dominating character will make the Park subservient to the house, rather than vice versa as at present. It will significantly damage the quality of the Playground and will materially reduce play opportunities.
- Whilst an element of surveillance of the Park and playground is desirable, this is already more than adequately provided by the views from the upper floor windows of the houses in Charlotte Street and Colville Place.

4.8. No comments were received in response to the final set of plans.

Twentieth Century Society

4.9. In response to the earlier set of plans, an objection was raised on the following grounds:

- Concern about loss of light and spacious double height studio at rear
- Understand it was designed by architect Charlotte Baden-Powell, who qualified at the AA and went on to work in the office of Denys Lasdun before setting up her own practice where she specialised primarily in restoring and extending buildings.
- The studio has further heritage value through its association with Adrian Heath, a British painter whose work is exhibited at the Tate.
- We consider that the building is of local significance, and would urge against the loss of this interesting piece of mid-century design

4.10. No comments were received in response to the final set of plans.

Adjoining Occupiers

| | |
|---|----|
| <i>Number of letters sent</i> | 44 |
| <i>Total number of responses received</i> | 24 |
| <i>Number in support</i> | 9 |
| <i>Number of objections</i> | 15 |

4.11. A site notice was displayed on 20/04/2016 (expiry date 11/05/2016) and a notice was displayed in the local press on 21/04/2016 (expiry date 12/05/2016).

4.12. In response to the earlier plans, letters of objection were received from 25 addresses, as follows: Apt 1, 1 Crabtree Place; Apt 3, 1 Crabtree Place; Apt 4, 1 Crabtree Place; 2 Crabtree Place; 3 Crabtree Place; 4 Crabtree Place; 6 Crabtree Place; 7 Crabtree Place; 9 Crabtree Place; 10 Crabtree Place; 25 Cross Street; 28 Kingdon Road; 35 Warnham, Sidmouth Street; 6 Colvile Place; 15 Colville Place; Flat 4, 45 Newman Street; 86 Brighton Road; 3 Farm Place; Norwich; Torquay; Vancouver, Canada; Unknown x4.

4.13. The comments are summarised below:

- Harmful impact on Charlotte Street Conservation Area
- Harmful impact on No. 26 Charlotte Street (listed building)
- Building is largely unaltered since it was first built / loss of historic features within the house should be resisted
- Rear extension is higher than others in the row
- Works at rear would be visible from public open space
- Overdevelopment of the building
- Current house is in very good condition
- As previous residence of the artist Adrian Heath, the property is worthy of protection
- Impact on Crabtree Park (overlooking, loss of privacy in this space)
- Overlooking to neighbouring properties
- Overbearing extensions
- Loss of light to Crabtree Place properties
- Damage to nearby properties as a result of basement excavation
- Disruption during the construction period
- Ownership of the boundary wall
- 4 new flats will put significant impact on local infrastructure
- Aggressive gentrification

4.14. In response to the final set of revised plans (received 16/01/2017 and 10/02/2017) letters of objection have been received from Apt 3, 1 Crabtree Place (on behalf of Houses 2, 3, 4, 5, 6, 7, 8 and Apartments 1, 2, 3, 4, 9, 10 of Crabtree Place), 7 Crabtree Place, 10 Crabtree Place and 1x unknown address.

4.15. The comments are summarised below:

- Loss of privacy in Crabtree Fields (can still see through perforated brickwork)
- Wall would be replaced rather than retained and altered
- Disturbance /disruption during the construction period
- Needs Party Wall consent
- Loss of character of houses at rear (backs of buildings are equally significant in the conservation area)
- Too bulky at rear
- Will set a precedent for similar development in the street
- Loss of light to nearest properties in Crabtree Place
- Overlooking from new balconies

- Noise and disturbance (noise will travel more through gaps in wall)
- Harm to conservation area
- Overly large development for this location
- Out of keeping with rear of other buildings
- Impact of basement development
- Failure to consider alternatives
- Revisions only make minor changes to scheme
- Problems with the BIA (including impact on basement at adjacent development)

4.16. 9 letters of support has been received from the following addresses: 1st Floor, 68 Charlotte Street; 20 Maple Street; Flat 18, 19-23 Fitzroy Street; 31 Britton Street; 78 Albert Street; 40 Charlotte Street; 91 Charlotte Street; 25a Gosfield Street; 116 Middleton Road.

4.17. The comments are summarised below:

- The proposal will make efficient use of the building
- Will enhance the conservation area
- No impact on neighbours
- The units will be car free and include cycle parking provision

5. POLICIES

5.1. LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

DP1 Location and management of Camden's growth

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

5.2. Draft Camden Local Plan

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth
H1 Maximising housing supply
H3 Protecting existing homes
H6 Housing choice and mix
H7 Large and small homes
A1 Managing the impact of development
A3 Protection, enhancement and management of biodiversity
A4 Noise and vibration
A5 Basements and lightwells
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
T1 Prioritising walking, cycling and public transport
T2 Car-free development and limiting the availability of parking
T4 Promoting the sustainable movement of goods and materials

5.3. Supplementary Planning Policies

Camden Planning Guidance (CPG)

CPG1 Design (2015)
CPG2 Housing (2015)
CPG3 Sustainability (2015)
CPG4 Basements and lightwells (2015)
CPG6 Amenity (2011)
CPG7 Transport (2011)
CPG8 Planning Obligations (2015)

5.4. Charlotte Street Conservation Area Appraisal and Management Plan (2008)

6. STATUTORY PROVISIONS

6.1. The statutory provisions principally relevant to the determination of these applications are:

6.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act").

6.3. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

6.4. The effect of S.72 provides the statutory basis for a presumption in favour of preserving or enhancing the character and appearance of Conservation Areas. Considerable importance and weight should be attached to this presumption. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations to outweigh the harm. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified.

7. ASSESSMENT

7.1. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development
- Dwelling mix
- Affordable housing contribution
- Quality of residential accommodation
- Heritage and design considerations
- The impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties
- Transport considerations
- Basement considerations

The principle of development

7.2. Policy CS3 seeks to promote appropriate development in the highly accessible areas of Central London (outside of the designated Growth Areas), as these areas are considered to be suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel. Policy DP2 seeks to maximise the supply of additional homes in the borough.

7.3. Insofar as housing is regarded as the priority land-use of the LDF, the principle of the development is considered to be acceptable, subject to the detailed considerations below.

Dwelling mix

7.4. Policy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes, and Policy DP5 helps to implement this element of the policy by seeking to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT); and by expecting a mix of large and small homes in all new residential development.

7.5. The DSPT indicates that 1-bed units (market housing) have “lower” priority; 2-bed units (market housing) have “very high” priority and 3-bedroom units (market housing)

have “medium” priority. The DSPT aims for market housing schemes to provide at least 40% 2-bed units. In this case, the proposal would provide 1x 1-bed, 1x 2-bed and 1x 3-bed, which represents 33% 2-bed. Nevertheless, the dwelling mix has changed as a result of discussion with officers, and the proposal would now provide a mix of large (3 bed) and small homes, which given the constraints of the site is welcomed.

7.6. The proposal is considered to be acceptable in this respect.

Affordable housing contribution

7.7. Policy DP3 requires all residential development with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing. The Council considers that a floor space of 1,000 square metres is capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floor space of 1,000 square metres to make a contribution to the supply of affordable housing.

7.8. In this case, the proposal relates to 4 residential units and approximately 480 square metres of floor space which means there is no requirement for the applicant to make a contribution towards affordable housing.

Quality of residential accommodation

7.9. Policy DP26 requires new development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and private outdoor amenity space.

7.10. The proposal would provide the following:

| Unit | Dwelling type | Floor space (sqm) | Requirement (sqm) |
|-------------|--------------------------------|--------------------------|--------------------------|
| Flat 1 | 3-bed-5-person (3 storey) | 157 | 99 |
| Flat 2 | 1-bed-2-person (single storey) | 85 | 50 |
| Flat 3 | 2-bed-4-person (two storey) | 102 | 79 |

7.11. The Government’s current technical housing standards are set out in the final column of the table above. All of the proposed units would comfortably exceed the required space standards, which is welcomed.

7.12. All of the flats would be fully self-contained and all would be accessed from the communal hallway (Flat 1 would have 2 entrances; however, one would be a fire escape rather than the main entrance to this unit). In Flats 1 and 2, the main entrances would open directly into living spaces rather than into a lobby, which means it would not be possible to access any habitable room without passing through these spaces. However, in Flat 2 the internal storage by the entrance helps to create a degree of separation between the kitchen and entrance area and Flat 1 is large enough that future occupiers would be able to create a similar arrangement if desired. In Flat 3, the entrance would be on the half landing between levels 2 and 3, and in this unit it would be possible to access any habitable room without passing through another.

- 7.13. In all of the flats there would be a permanent partition between eating and sleeping areas. In Flat 1, the bedrooms would be at the lower levels (basement and ground floor) and at first floor level there would be a self-contained kitchen and large dining room leading into the living room. In Flat 2, the kitchen would be in the centre of the unit, leading to the living room at the rear, without any physical separation between the two. This is considered to be acceptable because it would be relatively simple for future occupiers to make the kitchen area self-contained in the future if they desired. In Flat 3, the bedrooms would be at third floor and the combined living room / kitchen would be at fourth floor. The size of the combined living room / kitchen is considered to be sufficient to cater for the greater range of activities that would occur therein.
- 7.14. All of the flats would be dual-aspect. The lower floors (basement, ground, first) would experience limited outlook to the rear, particularly now the rear wall would feature perforated brickwork instead of proper openings. However, these floors all form part of Flat 1 and in this unit, the main living room is located to the front of the building, with an outlook onto Charlotte Street which is considered to be acceptable. On balance the levels of outlook of all of the units is considered acceptable,
- 7.15. Flats 2 and 3 (floors 2, 3, 4) would benefit from a pleasant outlook to the front (onto Charlotte Street) and also to the rear (onto Crabtree Fields), above the retained rear wall. The views to the rear from Flat 2 may be partially obscured by the existing rear wall, but the fact there would be long-range views over the park is nevertheless welcomed.
- 7.16. All of the flats would have access to private outdoor amenity space in the form of terraces, which is welcomed. There may be some noise transfer upwards within the void at the rear; however, the level of noise is unlikely to be so severe as to warrant a refusal of the application on this basis.
- 7.17. A Daylight and Sunlight Study was provided with the original application, which noted that all rooms surpass the BRE Average Daylight Factor targets; all rooms pass the room depth test; and there is good access to daylight over a significant part of the working plane. However, the report acknowledged that not all windows receive ideal levels of direct sunlight. The plans have been revised during the course of the application to move the main habitable rooms to the front of the building. The plans have also been revised to reduce the number of units being created and to avoid having any single-aspect units (originally, there would have been a single aspect unit facing to the rear).
- 7.18. A revised Daylight Sunlight Report has been submitted which notes that all of the proposed main habitable rooms at 2nd, 3rd and 4th floor levels will enjoy a good standard of daylight. At first floor level, the centrally located dining room has been identified as forming part of the front main living room and when assessed together, these rooms would have an above-average Average Daylight Factor value.
- 7.19. At basement level, the light reaching the rear bedrooms would be 'dappled' by virtue of the perforated brickwork; however, the report concludes that the rooms would still enjoy a good standard of daylight for their designated use as bedrooms.
- 7.20. Overall, following the changes, it is now considered that all units would benefit from an acceptable standard of living in terms of sunlight/daylight.

- 7.21. With regards to waste storage, the Design & Access Statement notes that the existing building lacks an externally accessible refuse store due to the infilling of the front lightwell and the fact the basement is in different ownership. The proposed scheme provides space for waste and recycling storage within each individual unit and each unit would be responsible for placing their waste outside on collection day. Given the constraints of the application site, this is considered to be acceptable.
- 7.22. A suitable planning condition is suggested to ensure that details of enhanced sound insulation for the new units is submitted to and agreed in writing prior to the commencement of development, in order to ensure acceptable noise levels within the new units and at neighbouring properties.
- 7.23. Overall, it is considered that the new dwellings would provide an acceptable standard of residential accommodation for future occupiers, in accordance with Policy DP26.

Heritage and design considerations

- 7.24. The application site is located within the Charlotte Street Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The building is identified in the Charlotte Street Conservation Area Appraisal and Management Plan as making a positive contribution to the character and appearance of the conservation area.
- 7.25. The adjacent building to the south-east, No. 26 Charlotte Street, is grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.26. The proposal does not involve any external works to the front of the building, which mitigates the impact on the street scene along Charlotte Street, although concern has been raised that the internal demolition works and changing the floor levels would be apparent in views of the front of the building. On the basis that the building is not listed and such works would not require permission, this is not sufficient reason to refuse the application.
- 7.27. The proposed works to the rear would be visible from Crabtree Fields. The neighbouring buildings (Nos. 30 and 32) also comprises a high boundary wall (to the same height as at No. 28) which conceals full width 2 storey rear extensions and rooftop plant covering the full footprint of the site.
- 7.28. The proposed changes at roof level are considered to be appropriate as the 2x skylights would not be visible from ground level and the hipped slate roof and 3x lead-clad dormers represents a more traditional design for the rear of the mansard roof. This part of the building is most visible in long-range views so this change is welcomed, and will create greater visual unity of the upper levels of the rear of the host building with neighbouring buildings to preserve this outer plane of Crabtree Fields' characteristic sense of enclosure.

- 7.29. The host building has already been considerably extended to the rear at ground level, however this is all hidden behind the rear wall. The proposed first and second floor extensions would as existing mostly be hidden behind the retained rear wall, especially when viewed from ground level due to the perspective. However, the top of the second floor element would be visible in long-range views of the site as it would be 2.4 metres taller than the top edge of the retained rear wall. Nevertheless, it would be set back at least 3.2 metres from the retained rear wall limiting the views of the extension projecting above the rear wall. The extension remains a full storey below the eaves in accordance Camden Planning Guidance 1 - Design. It is considered that the resulting scale of the extension would not be detrimental to the host building or the wider terrace.
- 7.30. The sloping flank walls to either side borrow a traditional profile to provide simple brick solidity in oblique views of the extension from the ground. Though no other properties in the row have development at this height at the rear, the actual context of the proposed development is comparable only to its immediate neighbour, and makes adequate accommodation of its wider context. The simple, dark-grey window framing and roof cladding of the second-floor extension, set between appropriately proportioned stock brick flank walls, is architecturally deferential but of high enough quality to be in keeping with the solid and traditional character with which most of its neighbours enclose Crabtree Fields.
- 7.31. At the time of the submission of the original plans, there was concern that the proposed rear terraces at ground, first and second floor levels would be visible through the newly created openings, and that they would appear incongruous in views from Crabtree Fields. There was also concern that the openings themselves would appear incongruous when viewed against the solid and simpler boundary treatment at neighbouring properties, particularly due to the use of glazing and metal railings within the lower parts of each opening. However, the plans have been revised following discussion with officers to propose narrower openings, sitting farther down from the parapet above, with perforated brickwork, to provide much greater overall solidity on the rearmost elevation. The perforated brickwork will provide visual interest whilst also ensuring that it is not possible to properly see through the wall, and will also maintain an exclusively brick frontage to Crabtree Fields and so better conserve its character and appearance.
- 7.32. It is recognised that, if one is standing close to the wall (for example, in the adjacent playground), it would be possible to see through the gaps and the sense of the openings would be greater than if one was standing further away (where the wall is likely to appear more solid). However, because on the other side of the wall the building line is set back at least 1.5 metres from the wall, this is considered to be acceptable. On the whole, it is now considered that the wall would retain a sense of solidity that is common to all the boundary treatment surrounding the playground, sufficient to conserve the character and appearance of Crabtree Fields within the Charlotte Street Conservation Area.
- 7.33. Overall, the proposal is considered to be acceptable in this respect.
- 7.34. Whilst concerns have been raised about works to the inside of the building, the building is not listed and therefore such works would not require permission. The fact the building was previously the residence of a well-known artist does not represent

sufficient reason for the retention of the building in its existing form. This application seeks to make changes to the building rather than its demolition, which is considered to be acceptable.

The impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties

- 7.35. Policy CS5 seeks to make sure that the impact of developments on their occupiers and neighbours is fully considered. Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to consider include: visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels; noise and vibration levels; odour, fumes and dust; microclimate; and the inclusion of appropriate attenuation measures
- 7.36. The main properties that are likely to be affected by the proposal are the neighbouring properties on Charlotte Street (Nos. 26 and 30) and the properties in Crabtree Place (the development to the east). The Crabtree Fields playground (to the north) may also be affected. All other nearby and neighbouring properties are considered to be sufficiently removed from the application site so as not to be unduly affected by the proposed works.

Privacy and overlooking

- 7.37. Although new openings would be formed at the rear of the host building, the windows would face into the void at the rear (between the building and the retained rear wall), or they would look above the retained wall, rather than directly towards any neighbouring properties, which is considered to be acceptable.
- 7.38. There would be windows inserted in the side walls at first and second floor levels. The 2x windows on the south-east elevation would serve WCs and are annotated on the plans as being fitted with obscure glazing. The 1x window on the north-west elevation would serve a hallway and is also annotated as being fitted with obscure glazing. A suitable planning condition can ensure that the windows are fitted with obscure glazing and retained in that state in perpetuity.
- 7.39. It is recognised that views would be available through the perforated brickwork in the rear wall, into Crabtree Place and into the playground; however, due to the nature of the perforated brickwork, the views would be largely interrupted. There would be a gap of 1.5 metres between the rear wall and the rear of the building, which limits the amount of 'real' overlooking that would occur because it would not be possible to get sufficiently close to any individual opening to gain an uninterrupted view through. A suitable planning condition is suggested to ensure that the wall is altered in accordance with the approved plans and that it is retained in that form thereafter without further alteration. This will prevent the openings being made larger at some point in the future.
- 7.40. The brick walls at either side of the rear extensions would be retained. The plans have been revised to omit the proposed opening in the side wall into Crabtree Place, which reduces the sense of 'perceived' overlooking that might have occurred.

Outlook

- 7.41. The proposed rear extension would measure up to 9.2 metres above the adjacent ground level in Crabtree Fields, which is 2.3 metres taller than the existing side wall at the rear which provides the boundary to Crabtree Place and No. 26 Charlotte Street.
- 7.42. Whilst the increase in the height of the southern side wall would be visible to the neighbouring properties, particularly those in Crabtree Place, it is not considered that the impact on their outlook would be so great as to warrant a refusal of the application on this basis. The properties in Crabtree Place already face onto a tall wall and from ground level the additional height is unlikely to appear significant. At No. 26, the proposed extension may interrupt views towards the north from the lower rear-facing windows, but views would still be available out to the rear.
- 7.43. On the other (northern) side, the side wall would increase in height by up to 5.7 metres. However, No. 30 has also extended to the rear and there is a mixture of plant and flues at the rear, which mean the impact of the increased wall height would not be so significant (i.e. views towards No. 28 are already interrupted). Even though the extensions to the host property would be visible from the rear facing windows on the upper floors of No. 30, this property would still benefit from a good outlook directly to the rear.

Daylight and sunlight and overshadowing

- 7.44. The application site is situated within a tightly-knit area, within close proximity to neighbouring properties. However, the majority of its neighbours are located to the south / south-east, which thereby limits the impact of development in terms of loss of light.
- 7.45. The application is accompanied by a Daylight & Sunlight Assessment, which assesses the impact on Nos. 26 and 30 Charlotte Street and 7 to 10 Crabtree Place. On the whole, the report concludes that the development would have a relatively low impact on the light receivable by neighbouring properties.
- 7.46. All main habitable rooms would pass the Vertical Sky Component test, with the exception of 2 windows at No. 26 Charlotte Street; however, the BRE guidelines note that where existing neighbouring buildings sit close to the boundary (as with No. 26) a higher degree of obstruction may be unavoidable.
- 7.47. All windows which face within 90 degrees of due south pass both the total annual sunlight hours test and the winter sunlight hours test. The proposal also passes the BRE overshadowing to gardens and open spaces test.

Noise / general disturbance

- 7.48. It is not considered that the subdivision of the building would cause undue harm to nearby and neighbouring properties, particularly because the application site is within an area characterised by a mixture of uses, including other residential development.
- 7.49. The sunken terrace and roof terraces are likely to be used by future occupiers of the units which they serve for recreational purposes; however, it is not considered that this would generate harmful levels of noise, particularly because the size of the individual terraces would limit the activities that could occur thereon. Furthermore, the

proposed terraces are located adjacent to a playground, which is considered to be a compatible land use.

- 7.50. Policy DP28 notes that the Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Given the extent of the proposed works and the nature of the application site, the Council will secure the submission of a Construction Management Plan (CMP) through a legal agreement.

Light pollution

- 7.51. It is not considered that the proposal would give rise to unacceptable light pollution or light spillage. Although the level of light emitting from the extended building is likely to be greater than from the existing (due to more openings), the likely levels of light from a residential building are unlikely to cause undue harm to nearby and neighbouring residential properties, especially in a built-up, central London location such as this.
- 7.52. Overall, the proposal is considered to be acceptable in this respect, subject to the suggested conditions.

Transport considerations

- 7.53. Policy DP18 expects new development to provide the minimum necessary car parking provision. The Council generally expects development to be car-free in the Central London Area and other areas within controlled parking zones (CPZ) that are easily accessible by public transport. The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest rating), and is within the Bloomsbury & Fitzrovia CPZ (CA-E). On this basis, the legal agreement will secure car-free housing.
- 7.54. In terms of cycle parking, the proposal would provide 1x 1-bed, 1x 2-bed and 1x 3-bed unit. In total, the London Plan requires 5 spaces (1 per 1-bed dwelling or studio and 2 per all others). The plans indicate 1x cycle parking space in the sunken terrace at the rear and 4x spaces within a communal store at ground level. While the proposed cycle storage for the ground floor flat does not comply with CPG7 guidance (because there is not step-free access), due to the constraints of the site the proposal is considered to be acceptable. A planning condition is recommended to ensure that full details of the cycle parking facilities are submitted to and approved by the Council prior to works commencing. The same condition can ensure that the cycle parking facilities are then retained in perpetuity.
- 7.55. Policy DP20 seeks to minimise the impact of the movement of goods and materials by road. Due to the scale of the proposed development the Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. As noted above, a CMP will be secured by the legal agreement. A financial contribution towards highways works required as a result of development will also be secured by the legal agreement.

Energy and Sustainability

- 7.56. Policy CS13 notes that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and the policy encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy DP22 requires development to incorporate sustainable design and construction measures and it requires the incorporation of green or brown roofs, wherever suitable.
- 7.57. The applicant has not provided any details of sustainability and energy reduction measures. They have not proposed the use of a green roof and neither have they proposed the use of solar PV. A suitable planning condition is suggested to require the submission and approval of a comprehensive energy strategy, prior to the commencement of development, to ensure that measures are taken to minimise the effects of, and adapt to, climate change.
- 7.58. Policy DP23 requires developments to reduce their water consumption, pressure on the combined sewer network and the risk of flooding. A suitable planning condition is suggested to ensure that development will be capable of achieving a maximum internal water use of 110 litres a day (plus an additional 5 litres for external water use).
- 7.59. Overall, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.

Basement considerations

- 7.60. Policy DP27 notes that the Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.
- 7.61. The Council's preferred approach is for basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth). The internal environment should be fit for the intended purpose, and there should be no impact on any trees on or adjoining the site, or to the water environment or land stability.
- 7.62. In this case, there is an existing basement at the property, which would be extended to the rear to provide a bathroom, 2x bedrooms and an outdoor sunken terrace to serve Flat 1. The footprint of the enlarged basement would match that of the existing ground floor development (i.e. it would extend to the rear boundary of the application site). The basement would be one full storey below ground level (3 metres below the ground level in Crabtree Fields).
- 7.63. Whilst the proposed enlarged basement would extend beyond the footprint of the original building, the increase in size is considered to be acceptable because the overall increase in size is not considered to be excessive (approximately 45sqm) and the enlarged basement would be below the rear extension which has been in place for a considerable amount of time, which means the proposal would not cause any undue harm to existing vegetation on site.
- 7.64. The following underground development constraints apply at the application site: slope stability; subterranean (groundwater) flow. The application is accompanied by a

Basement Impact Assessment (BIA), which has been independently audited by Campbell Reith, in line with the requirements of CPG4.

- 7.65. The BIA screening exercise identified potential issues that were carried forward to scoping. Subsequent to the issue of the initial audit, additional information was provided by the applicant. Campbell Reith have concluded that the BIA adequately identifies the potential impacts from the basement proposals and provides suitable mitigation.
- 7.66. Concern was raised about the lack of reference in the BIA audit report to the basement at the Crabtree Place development. An email from Campbell Reith (dated 27/09/2016) confirms that a ground movement and building damage assessment was carried out for the buildings immediately adjacent to 28 Charlotte Street and predicted 6mm movement and no worse than category 1 damage. As any ground movement would be less than that predicted for the adjoining buildings, it was not considered that adjacent properties would be at risk from the development proposals. Furthermore, not only do the impacts reduce with distance, but they also reduce with depth. It is reported that the basement to 7-15 Whitfield Street is deeper than that proposed for 28 Charlotte Street. In that case, there would be no adverse impacts to the Whitfield Street basement that would not be managed by normal construction processes.
- 7.67. Based on the expert advice from Campbell Reith, the proposal accords with the requirements of Policy DP27 and CPG4. The application is therefore considered to be acceptable in this respect, subject to conditions to ensure that a suitably qualified engineer is appointed to oversee the works; and that the works are carried out in accordance with the methods outlined in the BIA.

CIL

- 7.68. The proposal will be liable for the Mayor of London and Camden Community Infrastructure Levy (CIL) as the proposal involves the conversion of a single family dwelling into 3x flats, along with an extension. The Mayoral CIL rate in Camden is £50/sqm and the Camden CIL rate for residential development (10 or less dwellings) in Zone A is £500/sqm.
- 7.69. Based on the information provided (net additional gross internal floor space of 86sqm), the CIL is likely to be £4300 (£50 x 86) and £43000 (£500 x 86). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

8. CONCLUSION

- 8.1. The principle of development is considered to be acceptable, especially because housing is regarded as the priority land use of the LDF. The dwelling mix is considered to be acceptable and the quality of accommodation being provided is also considered to be acceptable. The impact on the character and appearance of the Charlotte Street Conservation Area is considered to be acceptable and so is the impact on the setting of the adjacent listed building. It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The transport implications of development are

considered to be acceptable. Similarly, the impacts associated with the proposed basement and its construction are also considered to be acceptable

8.2. Planning permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:

- Car free development
- Construction Management Plan (and implementation fee)
- Highways contribution

9. LEGAL COMMENTS

9.1. Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CH(20)A001; CH(00)A00; CH(20)A00; CH(00)A01 Rev. B; CH(00)A02 Rev. B; CH(00)A03 Rev. B; CH(00)A04 Rev. B; CH(00)A05 Rev. B; CH(00)A06 Rev. B; CH(20)A01 Rev. G; CH(20)A02 Rev. F; CH(20)A03 Rev. C; CH(20)A04 Rev. F; CH(20)A05 Rev. E; CH(20)A06 Rev. E; CH(20)A07 Rev. F.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 and CS16 of the London Borough of Camden Local

Development Framework Core Strategy and policies DP32 and DP22 of the London Borough of Camden Local Development Framework Development Policies and Policies CC4 and A1 of the Camden Local Plan Submission Draft 2016.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies and Policy CC3 of the Camden Local Plan Submission Draft 2016.

- 6 Before the development commences, details of secure and covered cycle storage for the following shall be submitted to and approved by the local planning authority:

- 5 long-stay spaces

The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies and Policy T1 of the Camden Local Plan Submission Draft 2016.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A4 of the Camden Local Plan Submission Draft 2016.

- 8 The side-facing windows at first and second floor levels shall be fitted with obscure glazing and be non-openable below a height of 1.7m from the finished floor level and shall be retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London

- 9 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies and Policy A5 of the Camden Local Plan Submission Draft 2016.

- 10 The works hereby approved shall be carried out in accordance with the methods outlined in the Basement Impact Assessment (as amended).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies and Policy A5 of the Camden Local Plan Submission Draft 2016.

- 11 The residential units shall not be occupied until the perforated brickwork has been implemented in accordance with the approved plans. The wall shall be retained and maintained as approved thereafter.

Reason: In order to prevent unreasonable overlooking into the adjacent playground in accordance with the requirements of Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the of the Camden Local Plan Submission Draft 2016.

- 12 Prior to the commencement of any part of the development, a comprehensive energy strategy for the development including:
- (a) energy efficient measures
 - (b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 20%
 - (c) any associated air quality or noise management reports (including mitigation measures)

shall have been submitted to and approved by the local planning authority. The

development shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and Policies CC1, CC2 and CC3 of the the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

2 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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

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

5 Your proposals may be subject to control under the Party Wall etc Act 1996 which

covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.



Application No: 2016/1345/P
28 Charlotte Street
London
W1T 2NF

Scale:
1:1250
Date:
24-Mar-17



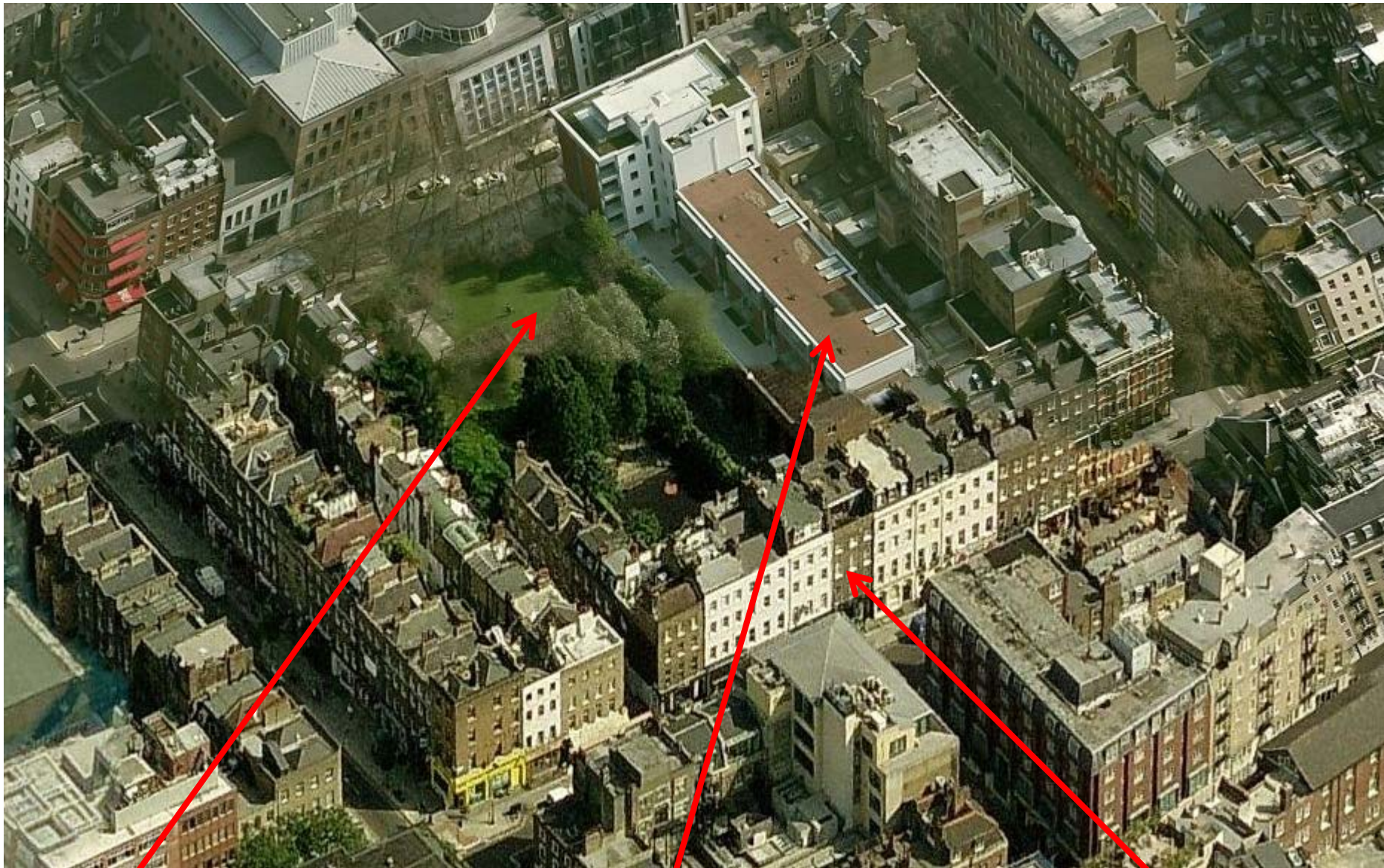
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28 Charlotte Street, London, W1T 2NF



Site Location Plan

Aerial view of application site (front)

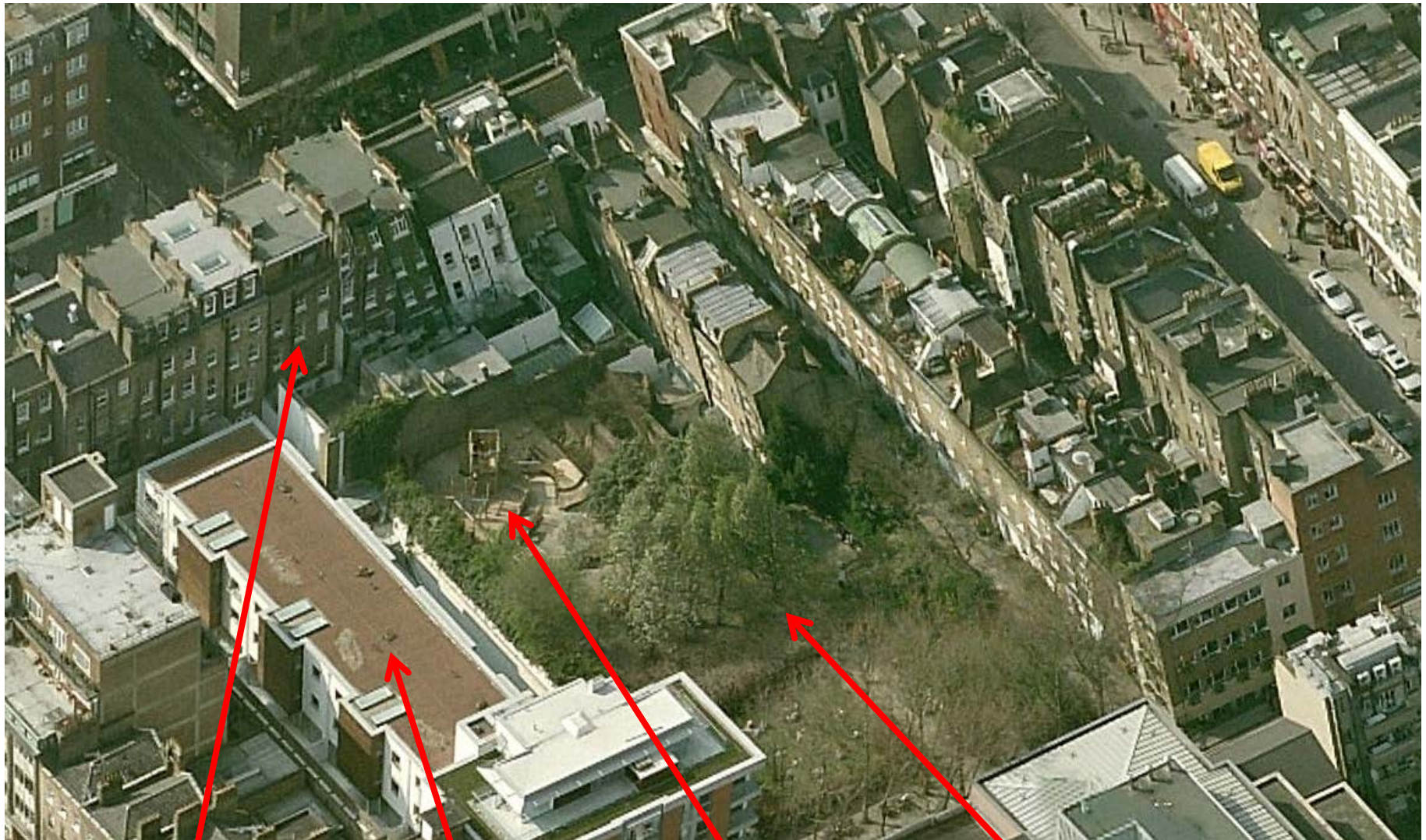


Crabtree Fields

Crabtree Place

Application Site
(28 Charlotte Street)

Aerial view of application site (rear)



Application Site
(28 Charlotte Street)

Crabtree Place

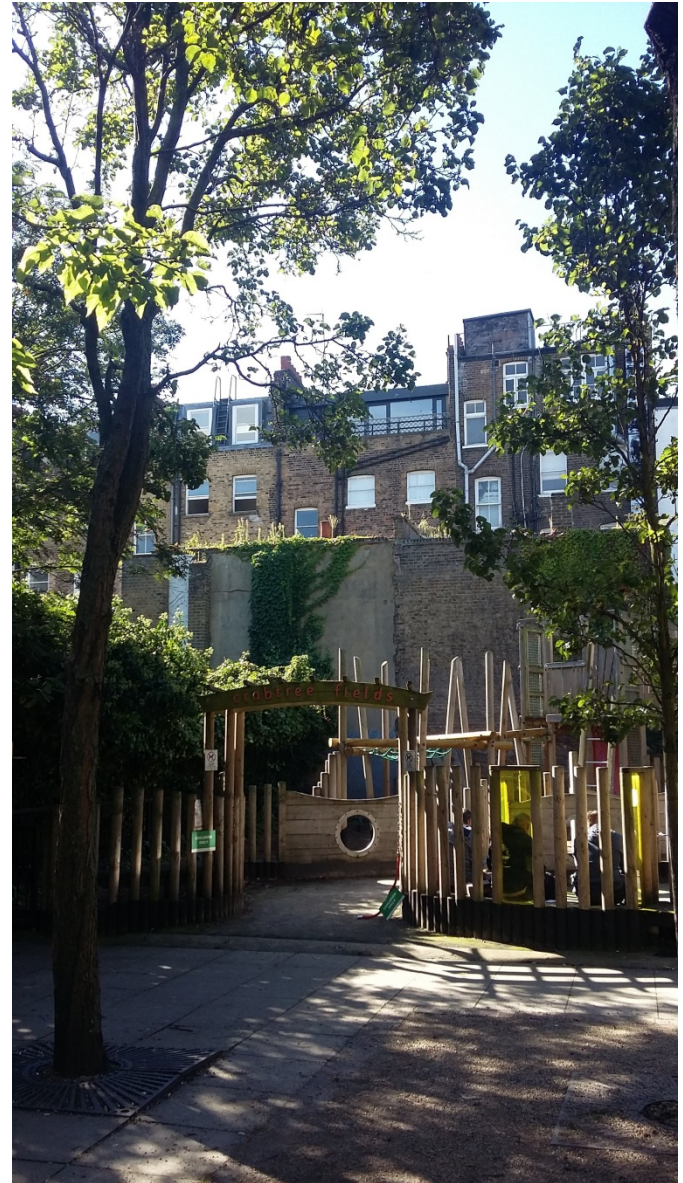
Play park

Crabtree Fields

View of front of building



Views of rear – from Crabtree Fields



Views of rear – from Crabtree Place



Views into Crabtree Place from application building



Views down onto roofs of existing rear extensions



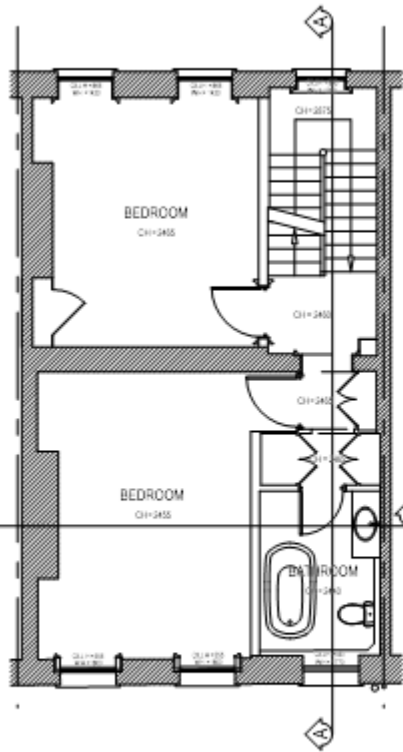
The image displays two architectural floor plans for a building, labeled 'GROUND FLOOR PLAN' and 'FIRST FLOOR PLAN'.

GROUND FLOOR PLAN: This plan shows a central entrance hall (QH-200) with stairs. To the left of the hall are two retail units (QH-201 and QH-202). To the right is a study (QH-203). A courtyard is located between the retail units and the study. The plan also shows a store (QH-204) and a staircase (QH-205). Dimensions are provided for various rooms and areas. Grid lines A-A and B-B are indicated.

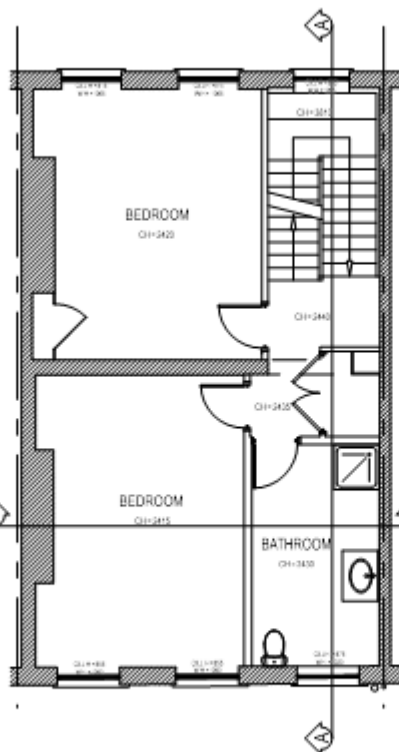
FIRST FLOOR PLAN: This plan shows a lounge/dining area (QH-210) and a kitchen (QH-208). A staircase (QH-209) is located between the lounge/dining area and the kitchen. The plan also shows a staircase (QH-211) and a staircase (QH-212). Dimensions are provided for various rooms and areas. Grid lines A-A and B-B are indicated.

FIRST FLOOR PLAN

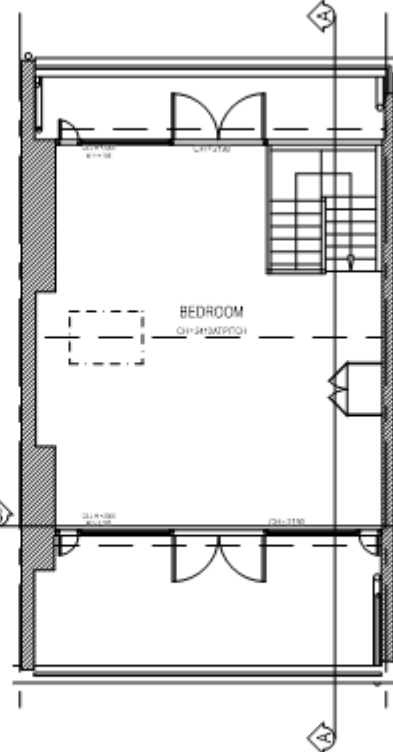
Existing second, third, fourth, roof plans



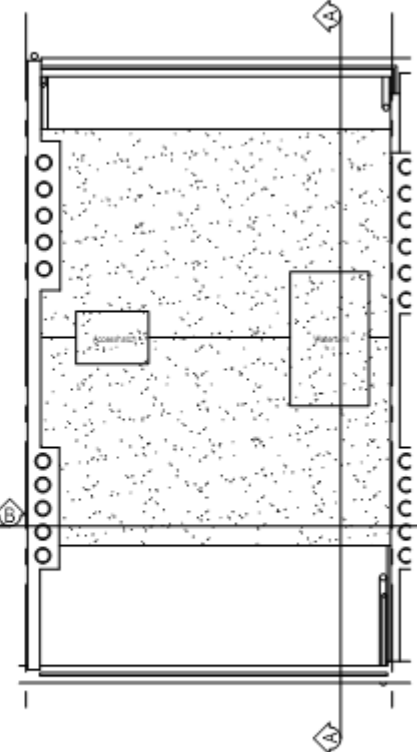
SECOND FLOOR PLAN



THIRD FLOOR PLAN

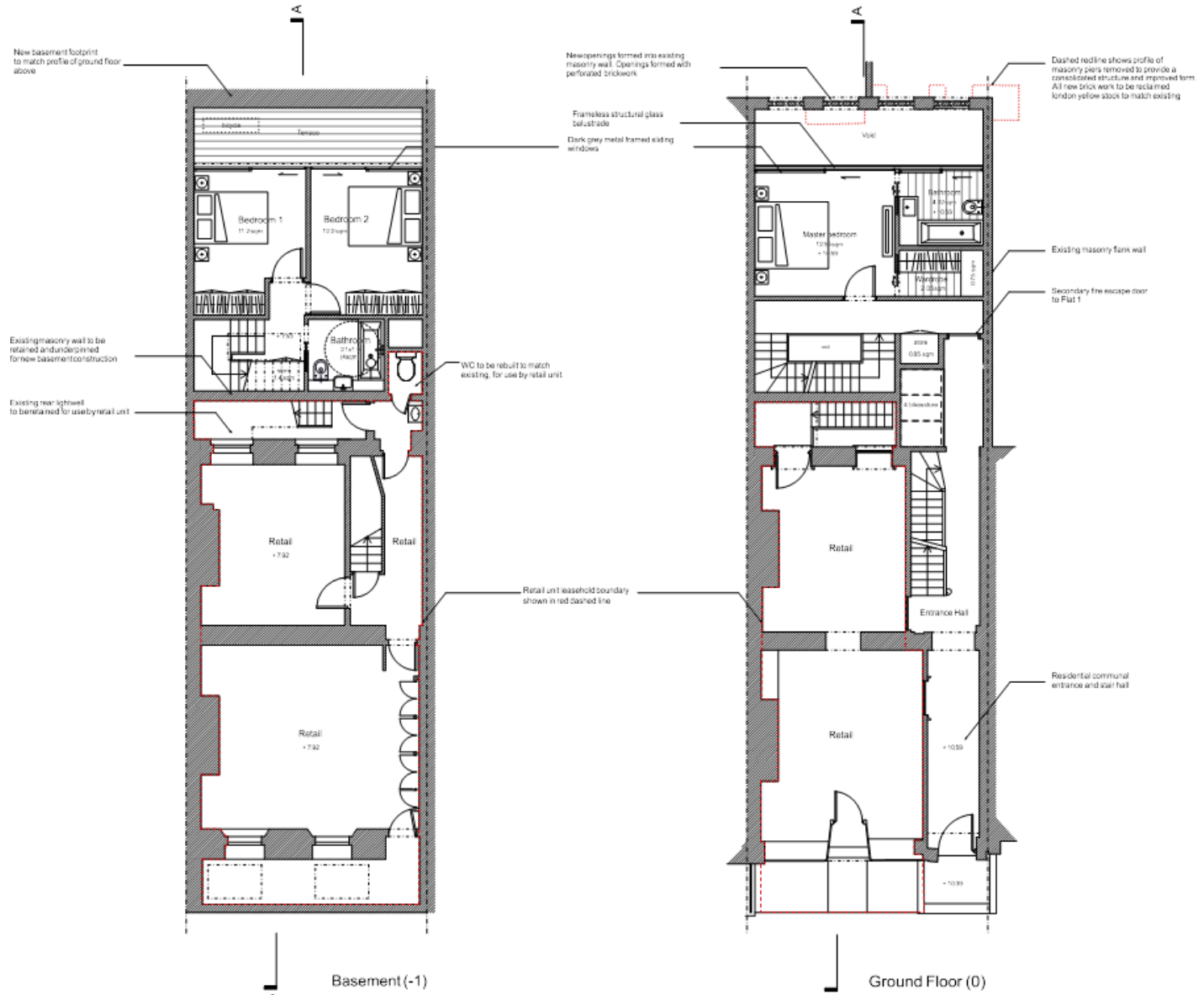


FOURTH FLOOR PLAN

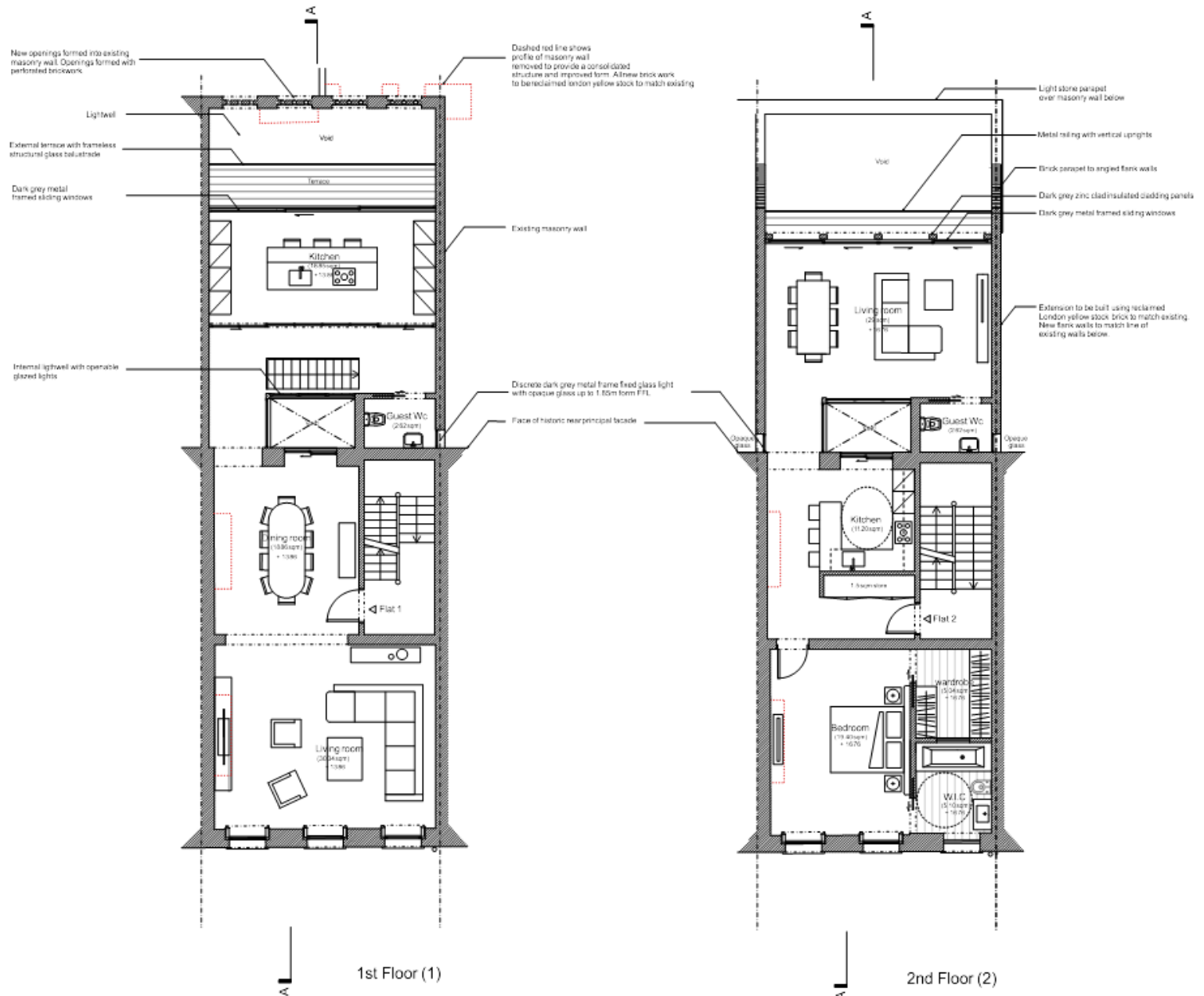


ROOF PLAN

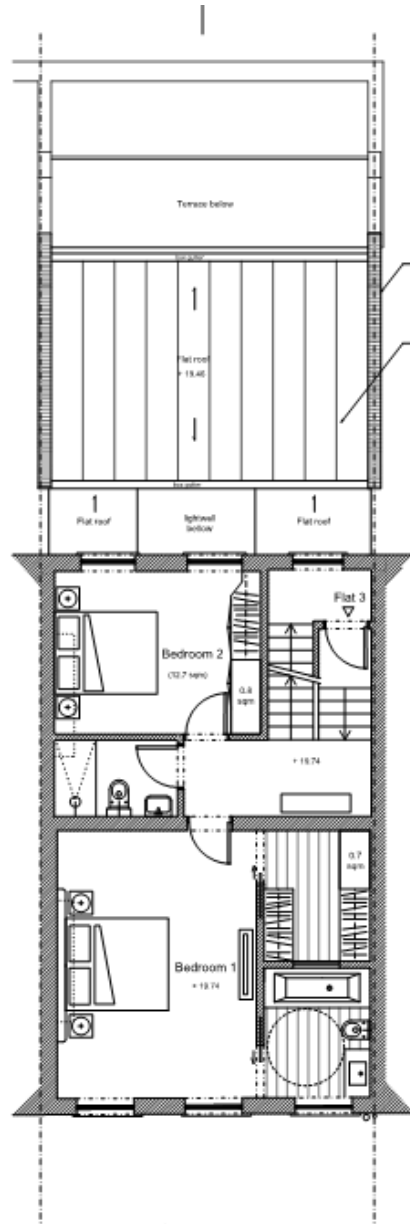
Proposed lower ground and ground floor



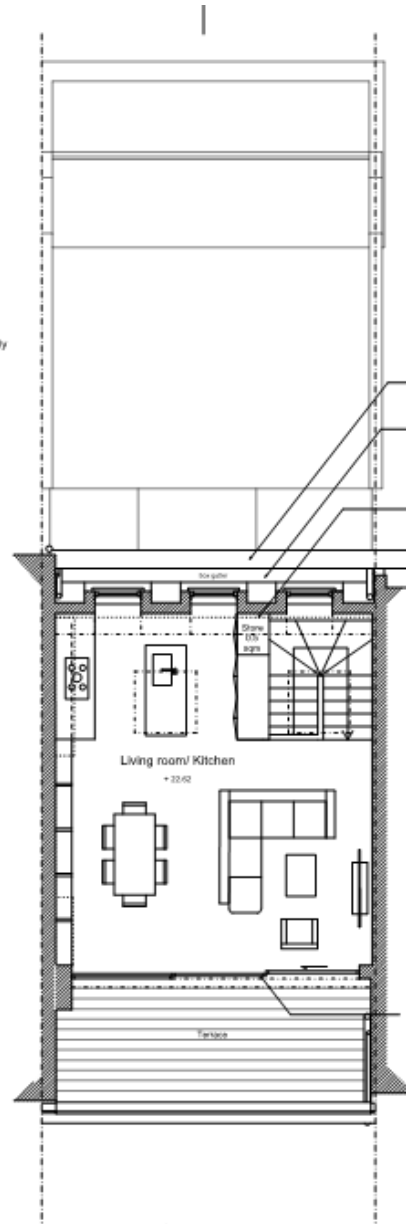
Proposed first and second floors



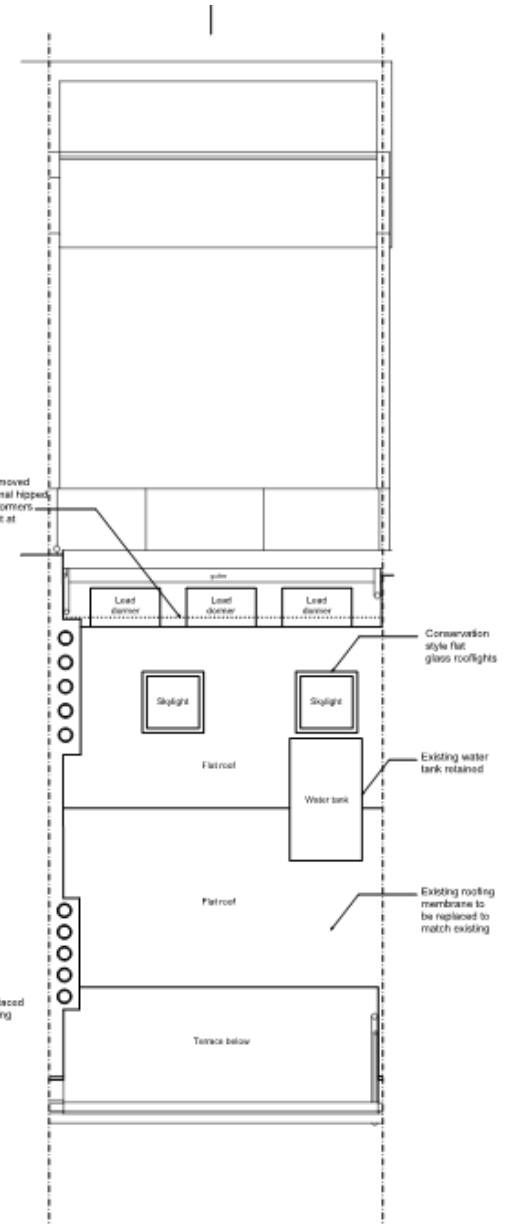
Proposed third and fourth and roof



3rd Floor (3)

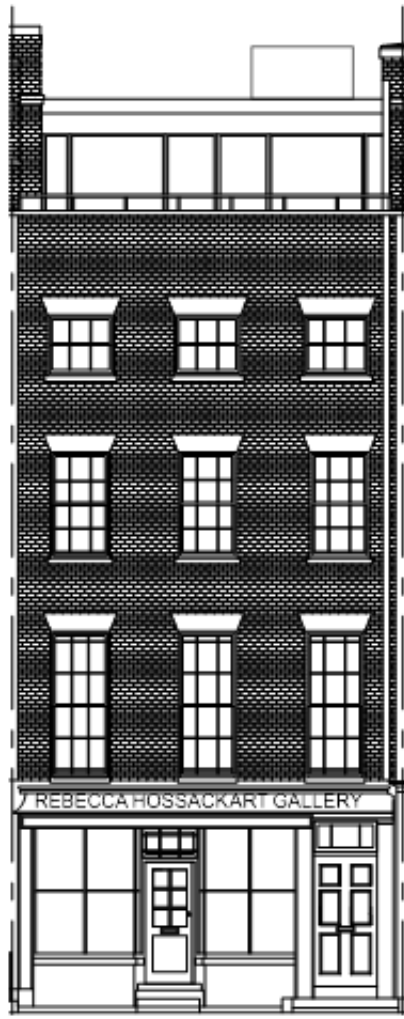


4th Floor (4)

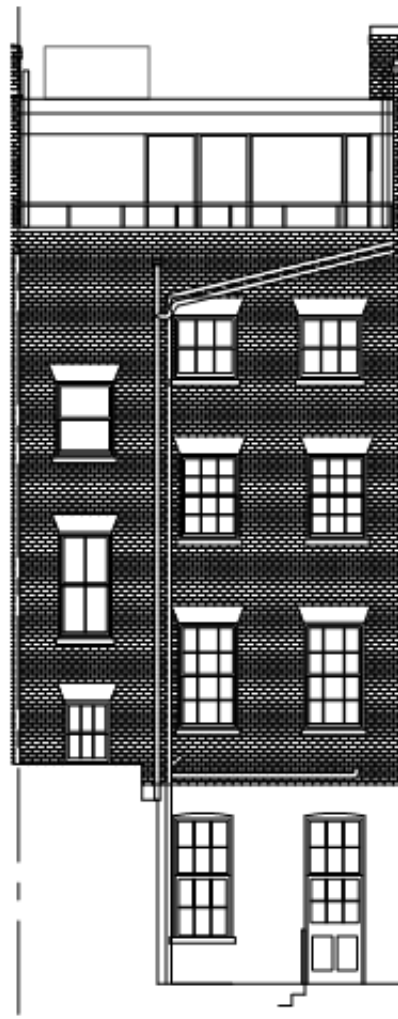


Roof Plan

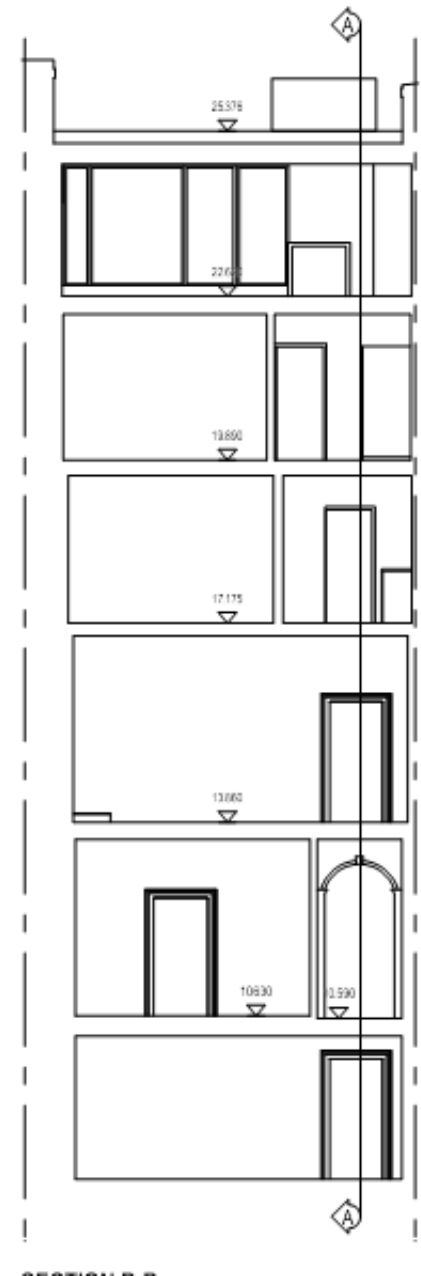
Existing front and rear elevations and section



FRONT ELEVATION



SECTION THROUGH
REAR ELEVATION



This architectural elevation drawing shows a multi-story building facade with various features and elevation points. The drawing includes the following elements:

- Chimneys:** Two chimneys are labeled at the top of the building.
- Pipes:** Several pipes are shown running vertically and horizontally across the facade.
- Windows:** Numerous windows of different sizes and styles are depicted, including some with shutters.
- Elevation Points:** Numerous numerical values are placed throughout the drawing, indicating specific elevation points. These values include: 116.63, 114.81, 113.00, 112.44, 113.35, 114.75, 112.01, 110.22, 108.92, 107.94, 107.19, 107.71, 107.00, 106.03, 105.29, 103.98, 102.48, 102.20, 102.17, 102.23, 102.08, 100.22, 100.26, 100.48, and 100.46.
- Structural Elements:** A central vertical structure, possibly a chimney or a wall section, is shown in a darker shade.
- Labels:** Labels such as "Chimney", "Pipe", and "Shutter" are used to identify specific features.

Proposed rear elevation

Cladding to rear facade removed and replaced with traditional figured slate roof and lead clad dormers to match existing adjacent at 25 Charlotte Street

New 2nd floor extension with angled brick flank walls and dark grey zinc roof fascia

existing 3rd

Dark grey metal frame windows set in between dark grey zinc cladding panels

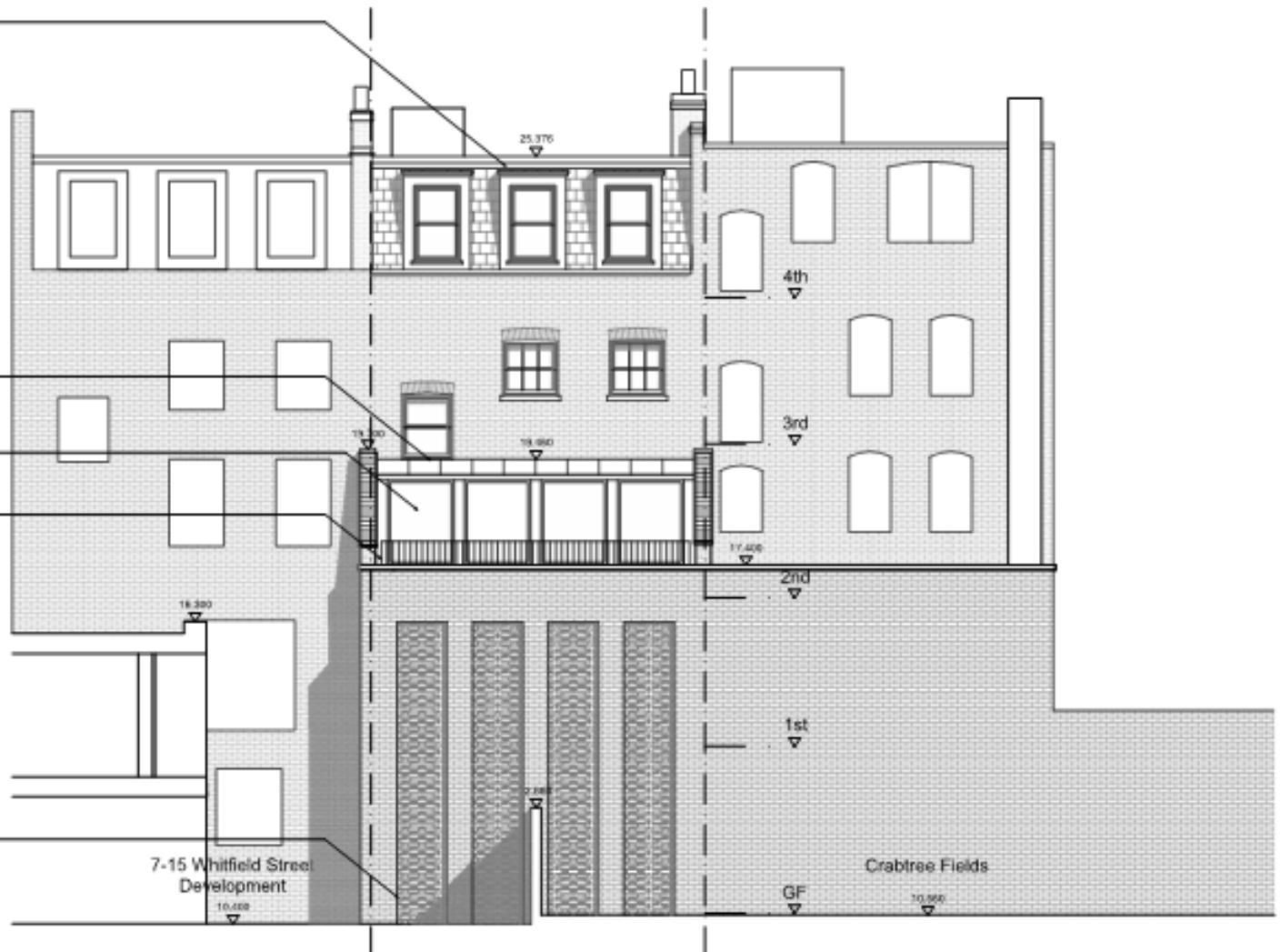
Black painted metal railing with vertical spigots

existing 2nd

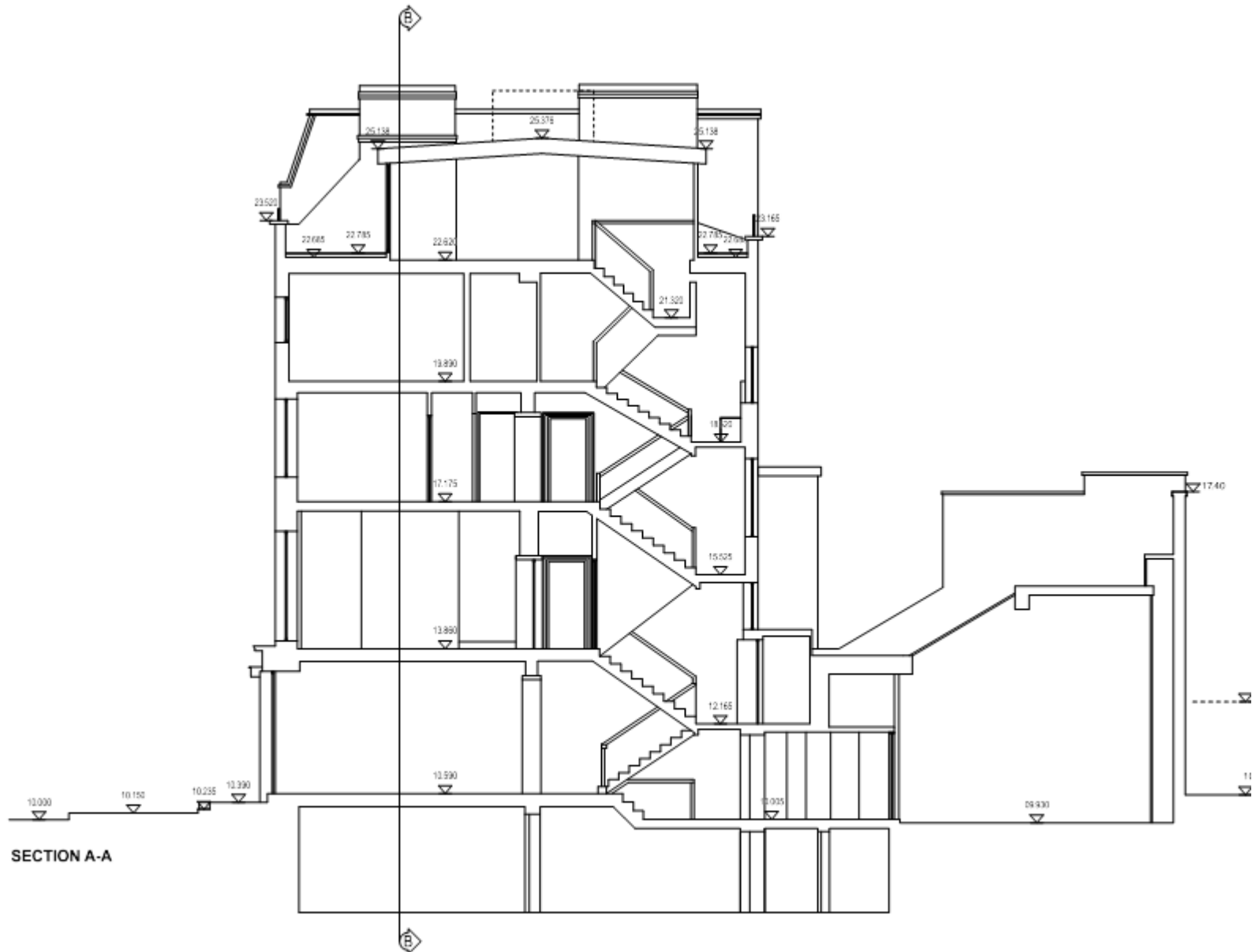
existing 1st

New openings formed into existing masonry wall. Openings formed with perforated brickwork

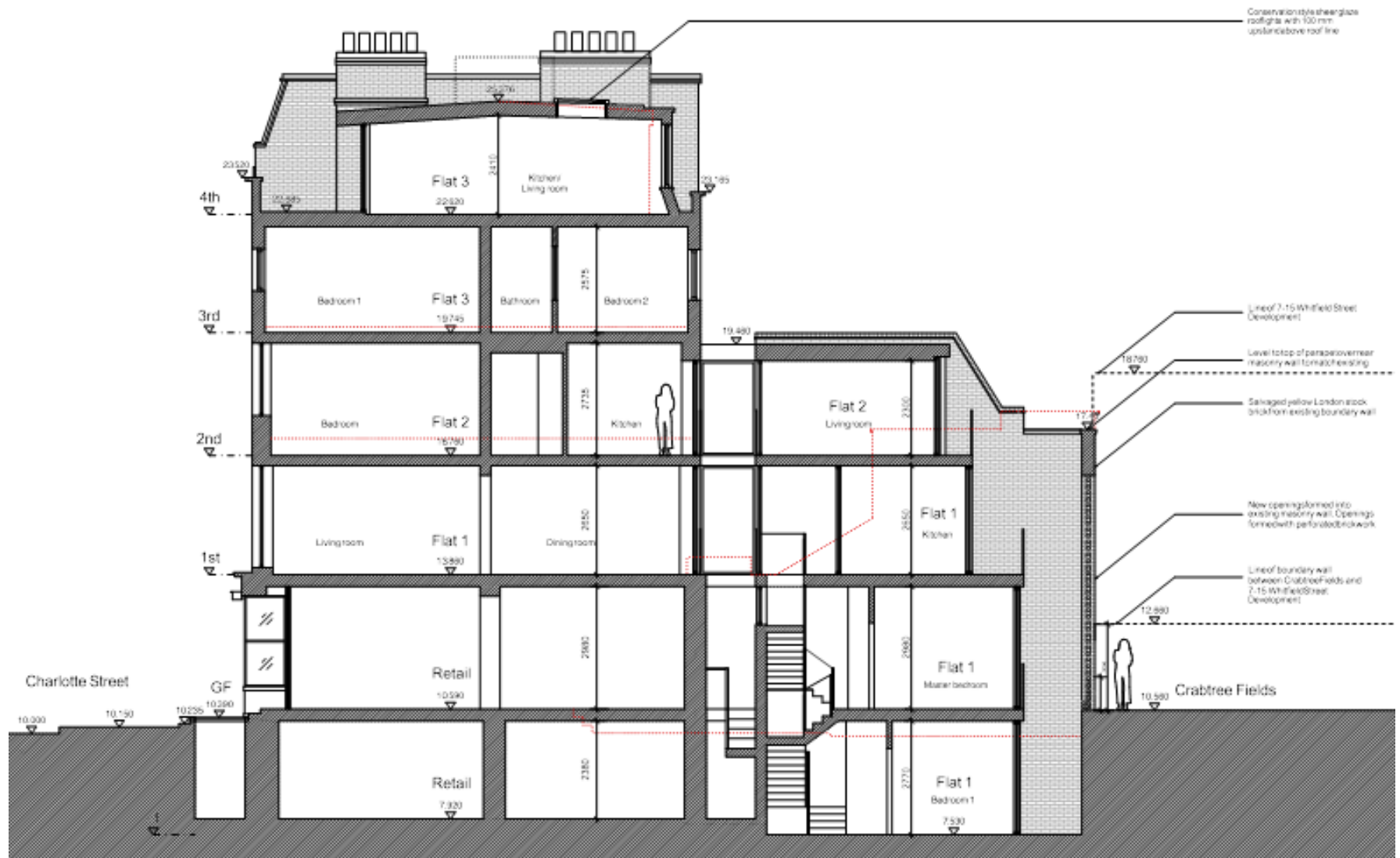
7-15 Whitfield Street Development



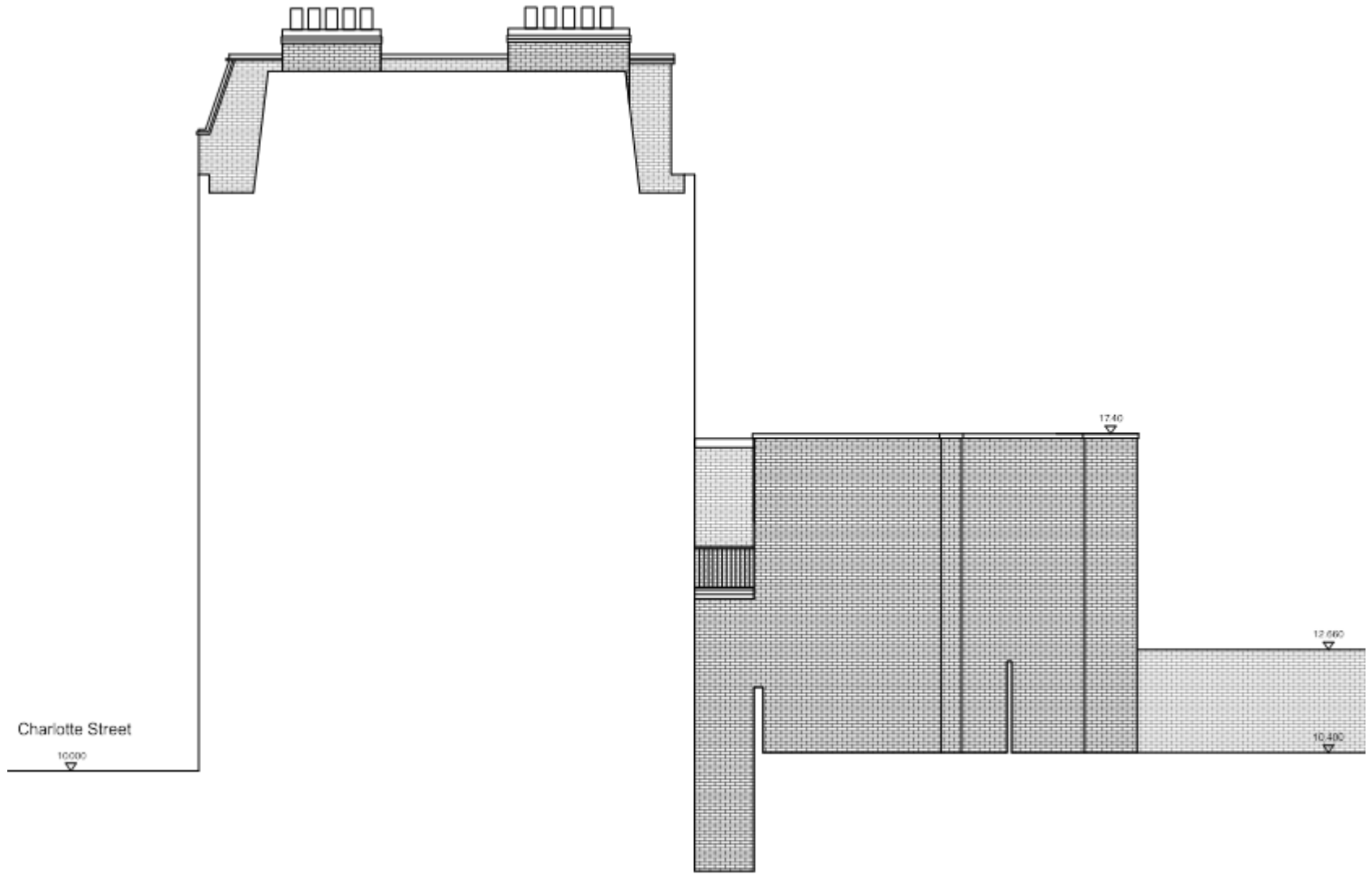
Existing Section



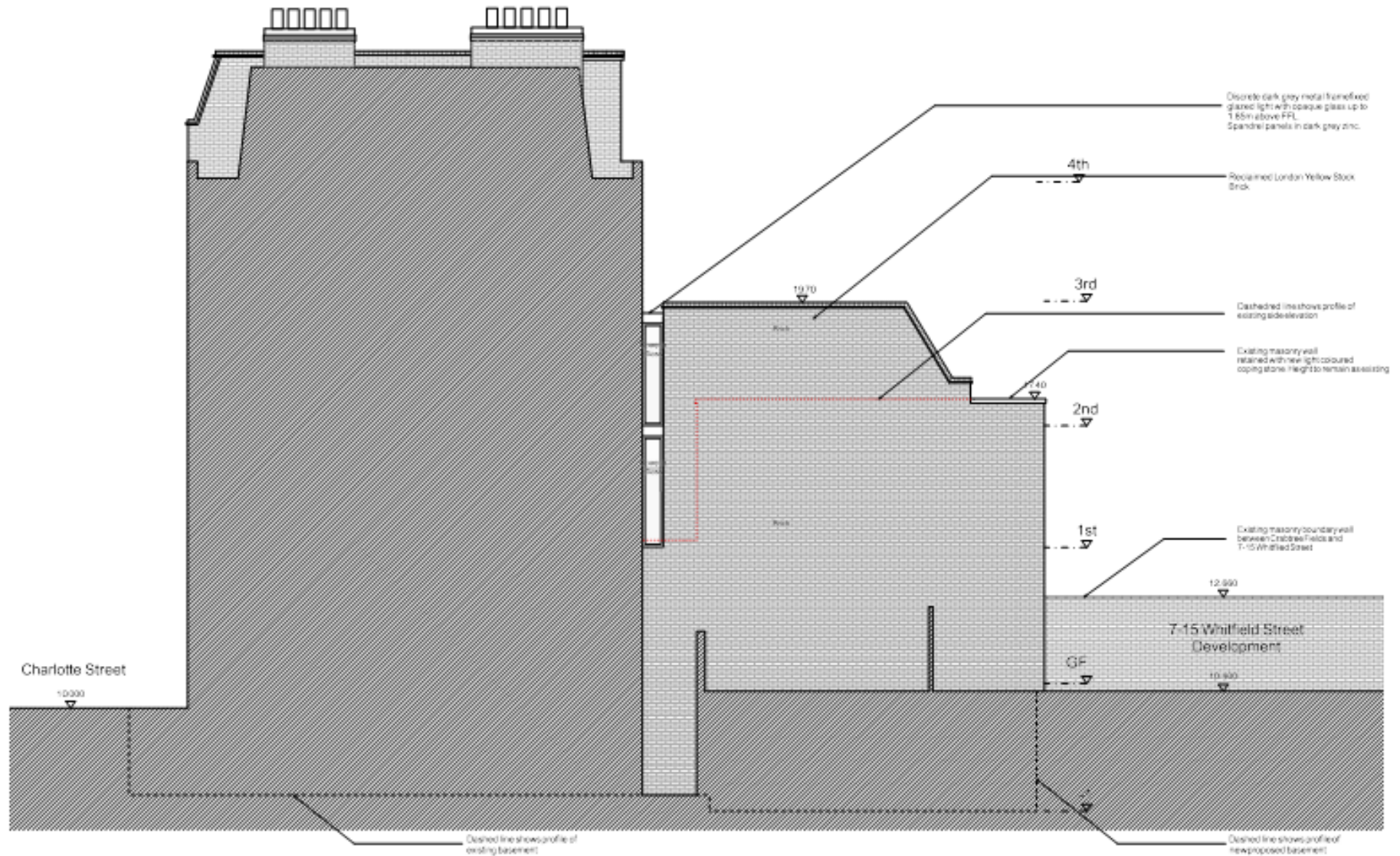
Proposed section



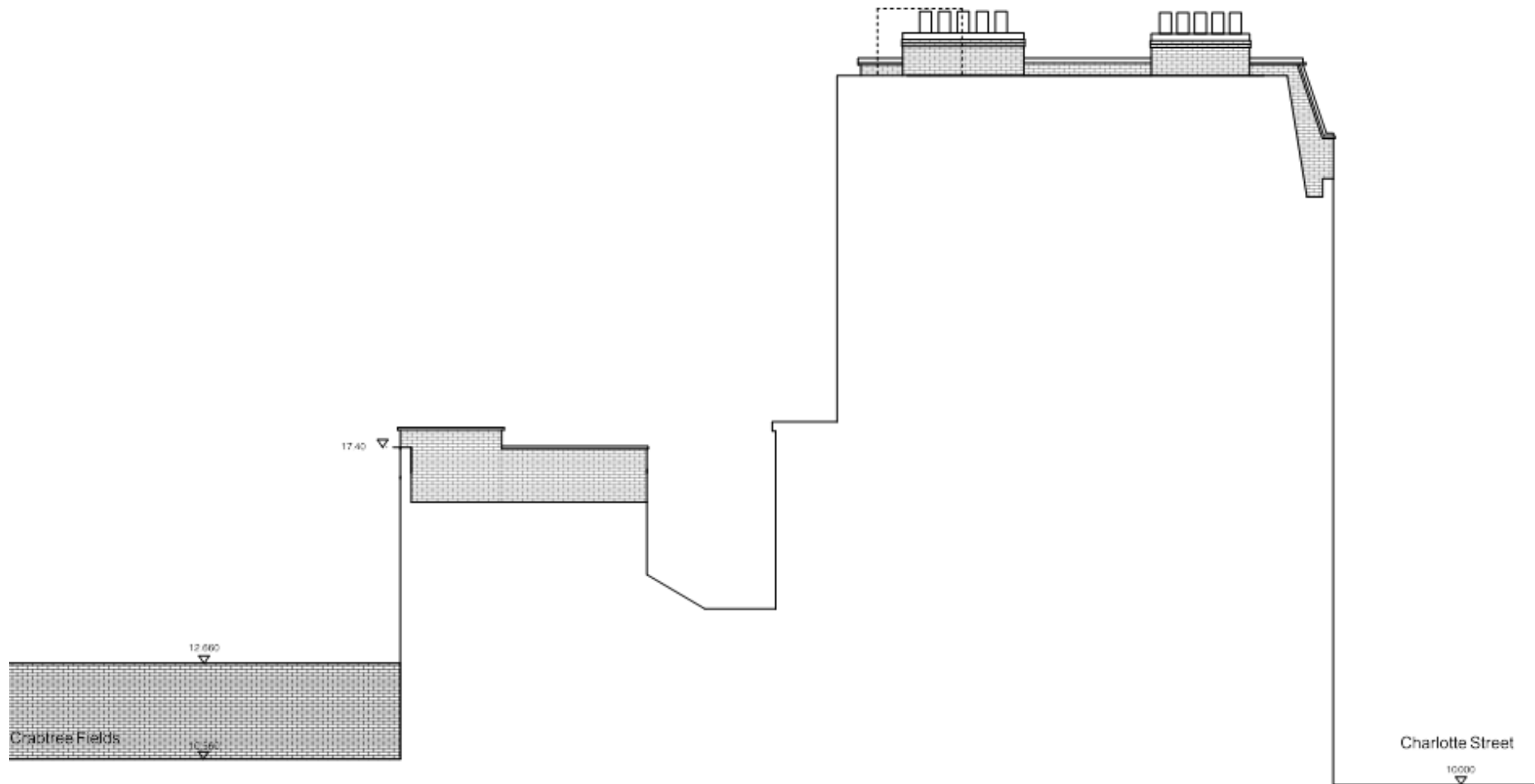
Existing side elevation



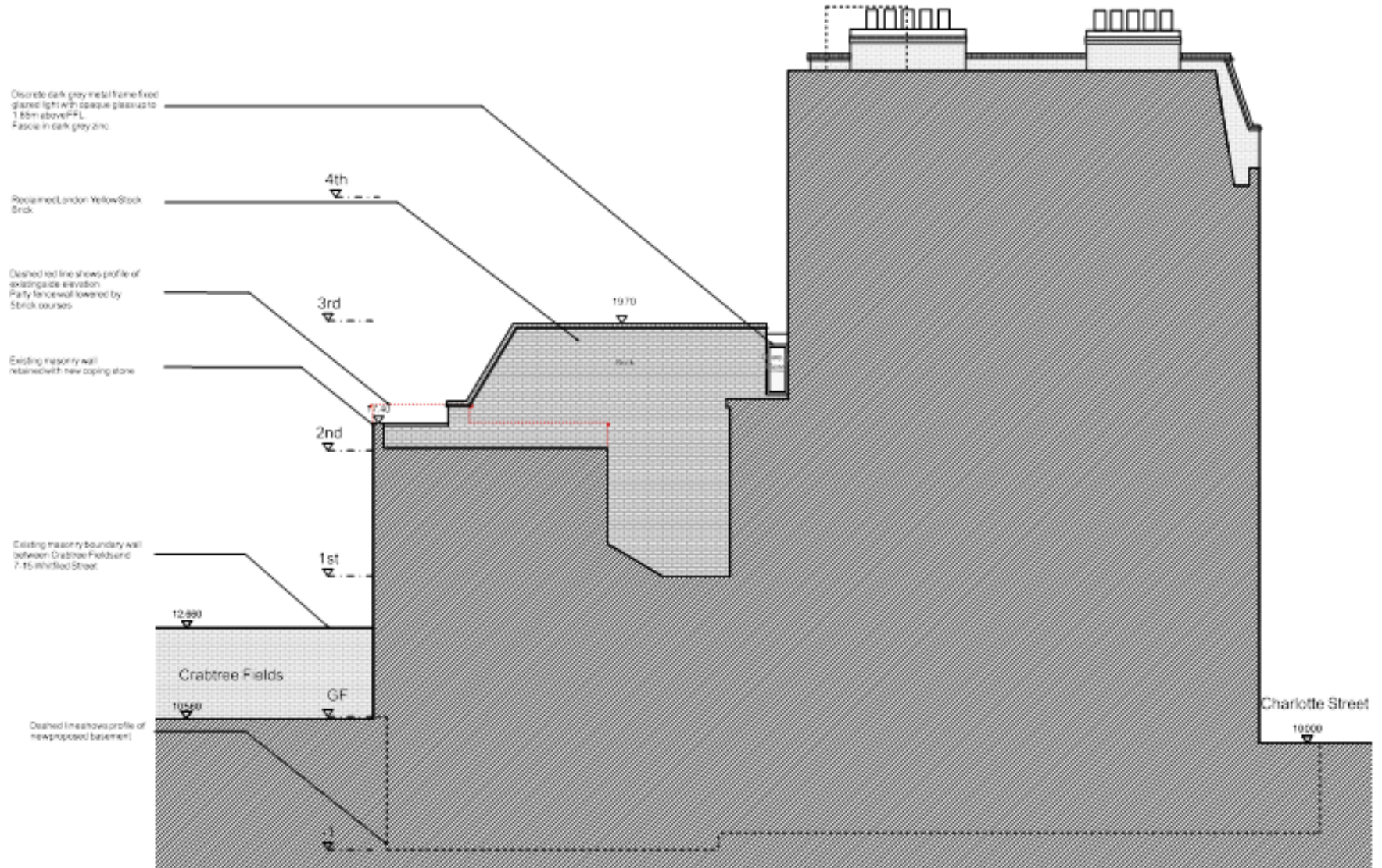
Proposed side elevation



Existing side elevation



Proposed side elevation



Proposed CGI



Proposed CGI



Original proposal rear elevation – now superseded

