

4th July 2017

Camden Borough Council
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

67–69 George Street
London, W1U 8LT

via Planning Portal

Dear Sir/Madam,

SUBMISSION OF 2 FULL PLANNING APPLICATIONS, 66 AND 64 CHARLOTTE STREET AND 32 TOTTENHAM STREET, LONDON W1T 4QE:

Porta Planning LLP acts as planning adviser to Mr. Roger Lass of Salash Holdings in respect of his properties at nos. 66 and 64 Charlotte Street and no. 32 Tottenham Street in Camden. We are now instructed to submit two planning applications on our client's behalf, as follows:

- **Scheme A proposes:**
 - The change of use and reconfiguration of the existing basement and ground floors at no. 64 Charlotte Street (B1) and 32 Tottenham Street (A3) to locate the A3 use on Charlotte Street and the B1 use on Tottenham Street, including replacement plant extract equipment (as consented under 2016/3133/P);
 - The retention of, and alterations to, the ground floor retail unit (A1) at no. 66, including installation of a front lightwell and new shopfront;
 - Refurbishment and retention of the existing lower ground floor (B1) at no 66;
 - Conversion and extension of existing office accommodation on the first and second floors of no. 66 (B1), and retention of the existing third floor residential use, to provide residential flats (C3), including extension of the closet wing and erection of a mansard roof extension.
 - Demolition of courtyard office building to the rear of no. 66 and the construction of a new replacement building across a new basement level, ground and first floor levels - to form an extension of office accommodation from no. 64.
- **Scheme B proposes:**
 - As above, save for the inclusion of the mansard roof extension. However, instead of the mansard extension, Scheme B proposes the replacement of the existing roof with no accommodation at roof level.

We ought to point out, for the sake of clarity, that the first application, **Scheme A**, is strongly preferred by our client, and, we believe, provides the most in the way of public benefits.

The two application proposals now submitted for your determination have been informed by comprehensive assessments and input from specialists on sustainability, daylight and sunlight, acoustics, visual impact matters and structural engineering, as well as guided by our practice on planning policy.

The application schemes each comprise a refined and well-devised design response to this site, within the conservation area. If carried through, such development would in our view complement the existing built environment and character of Charlotte Street and the conservation area and its setting.

The application schemes hereby presented seek to optimise the potential presented by the subject site, whilst paying regard to all relevant constraints and policy requirements that any new development proposal must address in this location.

Our detailed submissions clearly demonstrate that the intended development, which has been carefully devised, accords with all levels of planning legislation and guidance; and in our view, each scheme makes efficient use of the site in question, whilst taking careful account of its surroundings and location within the Charlotte Street Conservation Area, and all other relevant considerations.

Please find enclosed the following items comprising our full planning application submissions:

- Completed Full Planning Application Forms;
- Site Location Plan (1329-PA-4A-001);
- Existing and Proposed Scheme Plans and Area Schedules by Roland Cowan Architects;
- Design and Access Statement by Roland Cowan Architects;
- Planning Statement by Porta Planning LLP;
- Noise Impact Assessment by 24 Acoustics;
- Structural Report by Pure Structures;
- Energy Strategy Report and BREEAM Refurbishment and Fit-Out Pre-Assessment Report by Price & Myers;
- Daylight and Sunlight Assessment by Price & Myers;
- Internal Daylight Assessment by Price & Myers; and
- Application Fees of £770 for Application 1 (Scheme A) and £770 for Application 2 (Scheme B) (we would appreciate a receipt in due course)

We trust our submission provides all the information required for you to validate both of our client's planning applications at the earliest opportunity – and we do hope this small-scale scheme in the heart of Camden will gain your Officers' clear support.

Indeed, my client and I would certainly welcome an early discussion with your case officer, if this can be arranged. In the meantime, if you require clarification of any aspect or further information, please contact myself or my colleague Laura O'Brien, at our London office.

We look forward to hearing from you shortly.

Yours sincerely



Mike Washbourne MRICS
Partner

Enc: as listed above