

Porta Planning LLP
67-69 George Street
London
W1U 8LT

Application Ref: **2017/3795/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

7 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
64-66 Charlotte Street and 32 Tottenham Street
London
W1T 4QE

Proposal:
Change of use of existing basement and ground floors at No.64 Charlotte Street from office (Class B1) to restaurant (Class A3) and 32 Tottenham Street from restaurant (Class A3) to office (Class B1) including replacement plant extract equipment (as consented under 2016/3133/P); Alterations to existing ground floor retail unit (Class A1) at No.66 Charlotte Street including installation of front lightwell and new shopfront; Conversion and extension of existing office accommodation (Class B1) on first and second floors of No.66 Charlotte Street and retention of the existing third floor residential use (Class C3) to provide 2 x 2 bed residential units (Class C3) including extension of the rear closet wing; Demolition of courtyard office building to the rear of No.66 Charlotte Street and erection of replacement building across basement, ground and first floor levels to provide additional office space at the site.

Drawing Nos: 1329-PA-4B-001, 1329-PA-4B-002, 1329-PA-4B-004, 1329-PA-4B-006, 1329-PA-4B-007, 1329-PA-4B-008, 1329-PA-4B-009, 1329-PA-4B-010, 1329-PA-4B-011, 1329-PA-4B-012, 1329-PA-4B-013, 1329-PA-4B-014, 1329-PA-4B-015, 1329-PA-4B-016, 1329-PA-4B-020, 1329-PA-4B-022, 1329-PA-4B-023, 1329-PA-4B-024, 1329-PA-4B-025, 1329-PA-4B-026, 1329-PA-4B-027, 1329-PA-4B-028, 1329-PA-4B-029, 1329-PA-4B-030, 1329-PA-4B-031, 1329-PA-4B-034, 1329-PA-4B-037, BREEAM Pre-assessment (Price &



Myers) May 2017, Daylight and Sunlight Report (Price & Myers) May 2017, Design & Access Statement (Rowland Cowan Architects) April 2017, Energy Strategy (Price & Myers) June 2017, Internal Daylight Assessment (Price & Myers) May 2017, Noise Impact Assessment (24 Acoustics) May 2017, Planning Statement (Porta Planning) July 2016, Structural Engineers Report (Pure Structures) May 2017.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, due to the loss of employment space and the quality and type of space provided, would fail to support growth in economic activity in Camden and result in the loss of employment opportunities within the borough contrary to policy E2 (Employment premises and sites) of the Camden Local Plan (2017) and policies 2.15 and 4.2 of the London Plan 2016.
- 2 The proposed development, by virtue of its height, mass, scale and detailed design, would be detrimental to the character and setting of the host and neighbouring buildings and would fail to either preserve or enhance the character and appearance of the surrounding Charlotte Street conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).
- 3 The detailed design and appearance of the proposed shopfront at 66 Charlotte Street would fail to relate to the traditional scale, proportions and architectural style of the host and neighbouring buildings and would fail to preserve or enhance the character and appearance of the surrounding Charlotte Street conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).
- 4 Insufficient information has been submitted in relation to the impacts of the proposed basement to allow the Local Planning Authority to ascertain whether the basement development would maintain the structural stability of the building and neighbouring properties and avoid adversely affecting drainage and run-off or causing other damage to the water environment, contrary to policy A5 (Basements) of the Camden Local Plan 2017.
- 5 In the absence of details relating to air quality and suitable mitigation the development would fail to meet the required air quality standards and would expose future residents to poor air quality contrary to Policy CC4 (Air Quality) of the Camden Local Plan 2017 and Policy 7.14 (Improving air quality) of the London Plan 2016.
- 6 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement to secure the necessary affordable housing financial contribution, would fail to make its required contribution towards the provision of affordable housing in the borough, contrary to

policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017 and policy 3.12 of the London Plan 2016.

- 8 The proposed development, in the absence of a legal agreement to secure a construction management plan and a financial contribution for construction management plan monitoring, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and DP28 (Noise and vibration) and CC4 (Air quality) of the Camden Local Plan 2017.
- 9 The proposed development, in the absence of a legal agreement to secure highway contributions to undertake repair works outside the application site, would fail to restore the pedestrian environment to an acceptable condition, contrary to Policies T1 (Prioritising walking, cycling and public transport) and T3 (Transport Infrastructure) of the Camden Local Plan 2017.

Informative(s):

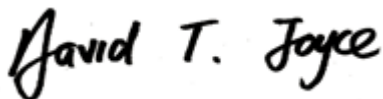
- 1 You are advised that reasons for refusal 6-9 could be overcome by entering into a s106 agreement.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning