

Our ref: AF/Q090348
Email: angie.fenton@quod.com
Date: 19 June 2018



Planning – Development Control
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

Submitted via Planning Portal
PP-07067539

Dear Sirs,

Town and Country Planning Act 1990 (As Amended)
Creation of a Roof Terrace and Associated Works
At 8 Tottenham Mews, Fitzrovia, London, W1T 4AE
Submitted on Behalf of Bericote Properties Ltd.

We are instructed by Bericote Properties Ltd. to submit the enclosed planning application for the creation of a roof terrace at 8 Tottenham Mews, Fitzrovia, W1T 4AE ('the Site'). Specifically, consent is sought for:

"Creation of a roof terrace; and associated works"

The application has been submitted using the Planning Portal (ref. PP-07067539), and includes the following information in line with the Council's validation requirements:

- Requisite planning application forms, duly completed;
- Certificate A and Agricultural Holdings Certificate;
- Design and Access Statement, prepared by Quod;
- Site Location Plan (ref. 1259), prepared by K2 Space Ltd;
- Existing and Proposed Roof Plan (ref. 1259_Bericote_04_RP Rev A), prepared by K2 Space Ltd;
- Existing and Proposed Front Elevations (ref. 1259_Bericote_05_EL Rev C), prepared by K2 Space Ltd;
- Existing and Proposed Street Scenes (ref. 1259_Bericote_06_SS Rev D), prepared by K2 Space Ltd; and
- Existing and Proposed Visuals, prepared by K2 Space Ltd.

An online payment of £234 has been made to London Borough of Camden ('LBC'), which is the requisite fee for an application of this type.



1 Site and Surrounding Area

The application Site extends to approximately 48 square metres and comprises the roof area of 8 Tottenham Mews in Fitzrovia, London. The building itself is situated on the east side of Tottenham Mews in a terrace of properties of ranging heights and styles. To the rear the building backs onto the properties which line the western side of Charlotte Street which are predominantly between four and five storeys in height.

The Site is located within the Charlotte Street Conservation Area, which was originally designated in 1974 and its most recent extension was in 1999. This area is characterised by a range of building types although the most prominent is the terraced townhouse which is more regularly four storeys but sometimes five storeys.

A Site Location Plan appears at **Document 1**.

2 Planning History

There is no available planning history of relevance at the Site.

In the vicinity of the Site, planning permission was granted (ref. 2016/3484/P) on 23 September 2016 for the creation of a roof terrace at Corinthian House, 279 Tottenham Court Road. Specifically, consent was granted for:

“Erection of outer doors and replacement inner doors at ground floor level, creation of internal lightwell and internal roof terrace at 5th and 6th floor level; extension and rooflights to 6th floor; relocation of plant to 2 rooms at roof level; and creation of roof terrace at 7th floor level including access and balustrade.”

One of the reasons given for the approval of the application, which has particular reference to the roof terrace, was:

“The roof terrace would be above the building line of many adjacent buildings which are mostly in commercial use. Given the significant distance between the host building and Centre Point, there would be no loss of amenity to the future occupiers of this building in terms of loss of privacy or increased overlooking.”

There is no other available planning history of relevance, however there are a number of roof terraces adjacent to and nearby the application Site. Photographs are provided at **Document 2**.

3 Proposed Development

Full planning permission is sought for the creation of a roof terrace at Tottenham Court Road. The proposed works include:

- the reconfiguration of the existing stairs to provide access to the proposed roof terrace;
- the laying of a new tiled floor with resin based weather coat; and
- the erection of a new 1100mm Tensile Balustrade in steel frame.

The changes will be minimal and visually unobtrusive, as demonstrated on the submitted plans:

| Reference | Title | Scale |
|-----------------------------|--|-----------|
| 1259_Bericote_04_RP Rev A | Existing and Proposed Roof Plan | 1:25 @ A1 |
| 1259_Bericote_05_EL Rev C), | Existing and Proposed Front Elevations | 1:25 @ A1 |
| 1259_Bericote_06_SS Rev D | Existing and Proposed Street Scenes | 1:50 @ A0 |

This is the extent of the proposals.

4 Planning Policy Framework

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan comprises the LBC Local Plan (July 2017) and the Fitzrovia Area Action Plan (March 2014). Material considerations chiefly comprise the Camden Planning Guidance – Amenity Document (March 2018) and the Charlotte Street Conservation Area Appraisal and Management Plan (July 2008).

Development Plan

LBC Local Plan (July 2017)

Policy A1 seeks to manage the impact of development by protecting occupiers and neighbours of development from unacceptable harm to their amenity, including visual privacy and outlook, and noise and vibration levels.

Policy A4 addresses noise and vibration in particular and states that the Council will seek to ensure that noise and vibration is controlled and managed and will only grant permission for noise generating development if it can be operated without causing harm to amenity.

Design is addressed at Policy D1, which states that the Council will seek to secure high quality design in development. Specifically, the Council requires that development:

- *“respects local context and character;*
- *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;...*
- *comprises details and materials that are of high quality and complement local character;...*
- *integrates well with the surrounding streets and open spaces...*
- *promotes health;*
- *incorporates high quality landscape design (including public art, where appropriate) and maximise opportunities for greening for example through planting of trees and other soft landscaping;*
- *improves outdoor amenity space;*

- *preserves strategic and local views...*

Policy D2 (Heritage) seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings. The loss of or substantial harm to a designated heritage asset, including conservation areas, will not be permitted. Within conservation areas the Council will take account of conservation area statements and management strategies.

Fitzrovia Area Action Plan (AAP) (March 2014)

Principle 9 seeks a good standard of amenity for all existing and future occupants of land and buildings.

Material Considerations

Camden Planning Guidance – Amenity (March 2018)

At page five of the Camden's Planning Guidance (Amenity), it states that roof terraces should be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.

Charlotte Street Conservation Area Appraisal and Management Plan (AAMP) (July 2008)

A general approach to maintaining the Charlotte Street Conservation Area (CA) has been adopted and requires applications for development to be determined having regard to the special interest of the conservation area, and to include a Design and Access Statement which explains the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the site and proposals.

The management plan also states that the appearance of all buildings within the conservation area are harmed by the removal or loss of original architectural features and the use of inappropriate materials. It also states that attention to the detailed design of proposals should be applied to smaller alterations and highlights the importance of preserving the CA's diverse historic rooflines.

5 Planning Justification

This planning application seeks approval for the creation of a new roof terrace at 8 Tottenham Mews, London.

The roof terrace has been carefully designed to ensure that it does not have a negative impact on the Charlotte Street Conservation Area, and specific care has been taken to ensure that the appearance of the existing building and its original features have not been changed. The roof terrace will not be particularly prominent from street level or from any other views, and the additional height created by the terrace balustrade has been limited to the height of the adjacent building on Tottenham Mews, to create a more uniform roof line which was otherwise not there. The Charlotte Street CA Management Plan has been fully considered in the design of the proposals and as such the proposals fully accord with Policies D2 and D1 of the Camden Local Plan.

Given the location of the roof terrace care has been taken to ensure that it will not have a negative impact on the amenity of occupiers and neighbours. The roof terrace is positioned, by way of the existing balcony, so that it is set back from the rear building line of 8 Tottenham Mews, and this provides a greater degree of separation from the buildings to the rear of the property. The proposed balustrade and soft landscaping provide a further degree

of separation and screening which will reduce overlooking to and from the terrace. The building is also located in a predominantly commercial area and as such the implications on amenity are less than if the area were predominantly residential. In addition, as the roof terrace will largely be used by occupiers of the offices, the roof terrace will predominantly be used in the day and therefore noise and overlooking will not be an issue in the evening and on weekends. Care has been taken to ensure that the proposed roof terrace does not have a negative impact on neighbouring properties and therefore it complies with Policies A1, A4 and D2 of the Camden Local Plan and Principle 9 of the Fitzrovia AAP.

6 Conclusion

We are instructed by our client, Bericote Properties Ltd, to submit this full planning application for the creation of a roof terrace at 8 Tottenham Mews, Fitzrovia, London.

The proposed roof terrace has been carefully designed to respect its location within the Charlotte Street Conservation Area and has taken care to ensure that it will not have a detrimental impact on the amenity of neighbouring occupiers and prospective users of the terrace. As such, the proposals fully comply with the Development Plan and should therefore be approved without delay.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. If for any reason this is not the case, please contact us immediately.

We will be in contact with the relevant officer once the application is registered. In the meantime, if there is any further information we can provide to assist with your consideration of this application please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read "Angie Fenton".

Angie Fenton
Associate

cc. Bericote Properties Ltd.



DOCUMENT 1

SITE LOCATION PLAN

Location Plan



Site Plan shows area bounded by: 529244.14, 181701.17 529444.14, 181901.17 (at a scale of 1:1250), QSGridRef: TQ29348180. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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NOTES

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DRAWING STATUS

PROPOSED

CLIENT

Bericote

PROJECT

8 Tottenham Mews
Fitzrovia, London W1T 4AE

TITLE

Location Plan

DRAWING DATE

11/06/2018

SALE

1:1250 @ A3

VISION

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Dwg No. 1259_Bericote_LP

CA

FILE NAME 1259_Bericote_Rev A.dwg

DOCUMENT 2

PHOTOGRAPHS

8 Tottenham Mews – Surrounding Roof Extensions and Terraces



1. 87 Charlotte Street



2. 85 Charlotte Street



3. 81 Charlotte Street



4. 77-79 Charlotte Street (Collaboration House)

8 Tottenham Mews – Surrounding Roof Extensions and Terraces



5. 81 Charlotte Street (Middle Floor)



6. 83 Charlotte Street (Middle Floor)

8 Tottenham Mews – Surrounding Roof Extensions and Terraces



Location of Photographs