

Delegated Report		Analysis sheet		Expiry Date:		03/10/2018	
		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Josh Lawlor				2018/3838/P			
Application Address				Drawing Numbers			
66 Charlotte Street London W1T 4QE				See draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of four storey rear closet wing extension, mansard roof extension with rear dormers and two storey outbuilding to provide additional office space. Demolition of existing rear closet wing extension and outbuilding.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>Two site notices were displayed on the 17/08/2018</p> <p>The following objection was received from the Bloomsbury CAAC:</p> <p><i>The existing roof is original and therefore object to a mansard roof extension, we object to the proposed closet wing extension.</i></p> <p>Officer response: See the design section of this report</p>					

Site Description

The site is a four storey plus basement terraced building comprised of yellow stock brick. The site is comprised of A1 retail at the ground floor with basement upper floors and the rear outbuilding being in B1a office space use. The site within the Charlotte Street conservation area and is identified as making a positive contribution to the conservation area. The site is within the CLA (Central London Area).

Relevant History

Relevant Planning History:

64-66 Charlotte Street and 32 Tottenham Street, 2017/3795/P:

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. – **Refused on 07/03/2018**

66-64 Charlotte Street and 32 Tottenham Street 2017/3796/P:

Change of use and reconfiguration 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 and 1 x 4 bed residential units (Class C3), including extension of rear closet wing and erection of mansard roof extension; 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. – **Refused on 07/03/2018**

66 Charlotte Street, 2018/3839/P:

Erection of three storey rear closet wing extension, mansard roof extension with rear dormers and two storey outbuilding to provide additional office space. Demolition of existing rear closet wing extension and outbuilding. – **Registered**

66 Charlotte Street, 2018/3850/P:

Erection of three storey rear closet wing extension and two storey outbuilding to provide additional office space. Demolition of existing rear closet wing extension and outbuilding. – **Registered**

Relevant policies

The National Planning Policy Framework 2018

London Plan 2016, consolidated with alterations since 2011

Camden local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Amenity

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

Camden Planning Guidance 1 Design (CPG1 Design)

Camden Planning Guidance CPG7 (Transport)

Charlotte Street Conservation Area and Management Plan (2008)

The Fitzrovia Action plan (2014)

Assessment

1. Proposed Development

Erection of four storey rear closet wing extension, mansard roof extension with rear dormers and two storey outbuilding to provide additional B1a office space. Demolition of existing rear closet wing extension and outbuilding.

Policy E1 and E2 of the Camden Local Plan 2017 and the Fitzrovia area action plan encourage the supply of additional office space in central London. The proposal will provide an uplift of 92 sq.m of office space which is considered acceptable at this location.

2. Design

Policy D1 Design of the Camden Local Plan 2017 states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character.

Mansard roof extension

There is an established form of roof additions along this group of buildings. A mansard roof extension, similar to that at the adjoining buildings, would therefore be regarded as acceptable in principle. However the proposed design of the mansard is not architecturally sympathetic to the wider terrace. CPG1 has a section on mansard roofs which states that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and where the extension is sufficiently set back or where they would match other existing sympathetic roof extensions already in the terrace. The proposed mansard roof extension does not respect the continuous parapet or match the design of adjacent extensions

Closet wing extension, loss of rear parapet line and increased massing at third floor

CPG1 states that in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. The proposal would be a storey above the highest existing extension at number 70 and is therefore is considered to not respect

the existing pattern of rear development.

CPG1 states that rear extensions should respect and preserve the original design and proportions of the building and respect and preserve architectural features. CPG1 goes on to specify that extensions that are not at least one full storey below parapet level will be strongly discouraged. The proposal would result in the raising of the rear parapet level to allow increased massing. This terrace features an unaltered rear parapet line which is of merit and should be retained. Overall the four storey closet wing extension and the raising of the rear parapet to allow increased massing serves to overbear the host property and fails to preserve the original architectural features of the building and wider terrace.

Two storey outbuilding

The replacement two storey outbuilding is acceptable in design terms given the constrained nature of the site. The outbuilding would have an increased massing compared to the existing outbuilding but would be set just below the rear boundary wall which fronts onto Charlotte Mews and in line with the raised party wall with No. 68. The proposal would therefore not be visible from public views and have limited visibility from private views.

3. Amenity

The proposed outbuilding would not be visible from public views and would not significantly alter the current outlook from neighbouring windows at no.68 or no. 30 and 32 Tottenham Street. In addition these neighbouring are in B1a office use meaning a slightly reduced quality of outlook from the rear windows is seen to be acceptable. The closet wing extension is set against the windowless brick wall of no.68 meaning there is no significant harm to amenity levels of this property. Overall the proposal will not cause any significant loss of amenity to neighbouring properties in terms of loss of light, sense of enclosure or privacy.

5. Transport

The site has very good access to public transport. It is expected that most staff working at the office will commute via bus or underground. It is considered that the proposed uplift in office floor space will not significantly alter the existing transport requirements in terms of cycle parking spaces and car parking.

4. Conclusion

The proposed design of the mansard roof extension would be architecturally unsympathetic to the building and wider terrace. The mansard roof extension would fail to preserve the continuous rear parapet line found on this terrace, the proposed four storey closet wing extension would fail to respect the established heights of rear extensions found on this terrace and would not be set a storey below the parapet line. The proposal is therefore contrary to Policy D1 Design and D2 Heritage of the Camden Local Plan 2017, the Camden Planning Guidance 1 Design (CPG1 Design) and the Charlotte Street Conservation Area and Management Plan (2008).