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Our Ref: 3585G

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Dear Sir or Madam

APPLICATION FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING ACT 1990

BY HSL (FM) LLP AT 54- 66 WHITFIELD STREET, LONDON, W1T 4EU

DWD has been instructed by HSL (FM) LLP to submit a full planning application to the London Borough of Camden (LBC) at 54 – 66 Whitfield Street. The Planning Portal reference is PP-07595578.

Planning permission is sought for: *“Installation of balustrades on the rear Howland Mews Elevation”*.

The following information has been submitted to discharge this Condition:

- Application Form and Certificates
- CIL Additional Information Form
- Site Location Plan ref. 60WS A SBA DR XX 4030 P1 Site Location Plan
- Existing Floor Plan (2nd and 3rd Floor) ref. 60WS-A-SBA-DR-XX-4036-C1
- Proposed Floor Plan (2nd and 3rd Floor) ref. 60WS-A-SBA-DR-XX-4029-C1
- Existing Rear Elevation (as consented under planning permission ref. 2017/6286/P) ref. 60WS-A-SBA-DR-XX-4008-P10
- Proposed Rear Elevation ref. 60WS-A- SBA-DR-XX-4028-C01

Background

Planning permission was granted on the 1st February 2018 for development comprising of (ref. 2017/6286/P):

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS
G Bullock BA (Hons) BPI. MRTPI

A Vickery BSc MRICS IRRV (Hons)
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
S Price BA (Hons) DipTP MRTPI
P Roberts FRICS CEnv
T Lodeiro BA (Hons) PGDip MSc MRICS



“Erection of roof plant, 7 flues, louvre and associated equipment at roof level. Installation of new cladded extension to enclose existing recess to the north-west side elevation and new cladded enclosure extension following removal of staircase, balustrade and tube ducts at 2nd floor, and new ground floor door at rear elevation, with associated internal works.”

Works associated with this development are ongoing. As part of the approved planning permission a balustrade at second floor was approved on the rear Howland Mews elevation of Goldbeaters House.

It is now proposed to provide three further balustrades will be constructed on the Howland Mews elevation. One will be at second floor level and two will be at third floor level.

Proposed Development

This planning application seeks consent for three balustrades to be constructed on the rear Howland Mews elevation of Goldbeaters House.

One balustrade will be at second floor level and two will be at third floor level. The balustrades will be in keeping with the design and appearance of the rear elevation which already comprises of an existing approved balustrade at second floor level and further existing balustrades at first and third floor level. The location of the balustrades is marked on proposed plan reference 60WS-A- SBA-DR-XX-4028-C01 and 60WS-A-SBA-DR-XX-4029.

The balustrades are required for access and maintenance to these parts of the roof.

The balustrade material and finish will be the same as the existing balustrades on the rear elevation. It will be constructed of mild steel with a dark grey finish (RAL 7016).

The introduction of further balustrades will provide uniformity along this elevation. This part of the building is located within the Charlotte Street Conservation Area. Goldbeaters House forms the northern boundary to the Conservation Area, with Walport House to the north falling outside of the Conservation Area. The Charlotte Street Conservation Area Audit recognises that Goldbeaters House makes a positive contribution to the Conservation Area.

Policy D2 (Heritage) of the Camden Local Plan advises that *“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas”* and will seek to *“resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area”*.

A Heritage Statement was submitted with approved planning permission reference 2017/6286/P prepared by The Heritage Collective. The Statement advised at paragraph 30 that:

“There is nothing positive that could be said about the back of the building on Howland Mews East (Plates 8 & 9). It has no historic interest and it is not of any architectural merit; it is certainly not an example of an ‘interesting historic rear elevation’ mentioned in the [Charlotte Street Conservation Area] Appraisal. If anything, it is something of an eyesore, comprising of an ad hoc arrangement that detracts from the character and quality of the conservation area. The only ‘positive’ aspect of the back of the building is that it is well hidden at the end of the dead-end mews, and the narrow space means that the elevation can only be seen at acute angles.”

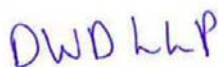
Paragraph 41 of the Statement states that: *“The ad hoc rear elevation does not contribute to the significance of the conservation area”*.

Taking into consideration the conclusions of the Heritage Statement, the location of the proposed balustrades, the existing design of the rear elevation and the position of the Rear elevation on a small no through road, it is considered that the proposed development will preserve and make a positive contribution to the Conservation Area. It is therefore considered that the proposals complies with policy D2.

Planning permission is therefore sought from LBC for the proposed balustrades on the Howland Mews elevation of Goldbeaters House.

If you require any further information please do not hesitate to contact Emma Penson of this office.

Yours faithfully

A handwritten signature in purple ink that reads 'DWD LLP'.

DWD LLP