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Via Planning Portal only

23rd December 2019

Dear Sir/madam

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 (as amended)

USE OF FLAT ROOF AS THIRD FLOOR OFFICE TERRACE, INSTALLATION OF GLAZED DOORS TO ACCESS TERRACE AND REFURBISHMENT OF EXISTING BALUSTRADE

60 CHARLOTTE STREET, LONDON, W1T 2NU

Please accept this covering letter as an accompaniment to this full planning application for the creation of a third-floor office terrace at 60 Charlotte Street as described above. This letter provides a summary of the site and the proposed development. Please also find also enclosed completed application form, a full set of existing and proposed plans including site location plan and a design and access statement.

The site

The application relates to 60 Charlotte Street which is located on the east side of Charlotte Street and is bounded by Scala Street to the south and Tottenham Street to the north. The existing site comprises an 8 storey twentieth century office building consisting of a 3-storey podium with a 5-storey tower above. Access to the office accommodation is currently provided by a single access fronting onto Charlotte Street. In addition to the office accommodation, located to the ground floor at the corner of Charlotte Street and Tottenham Street, is a vacant unit previously granted permission and occupied as a restaurant.

The building at 60 Charlotte Street is not listed although it is located within the Charlotte Street Conservation Area and the Fitzrovia Area Action Plan boundary. Surrounding the site is a mix of commercial and residential uses, whilst to the rear (north east) of the building is an adjoining tower comprising residential flat accommodation.

The site has a PTAL rating of 6b with excellent accessibility to public transport with Goodge Street London Underground station and frequent bus services running along Tottenham Court Road located 200 metres east of the site.

The proposal

The proposal is for the use of the existing flat roof above the second floor to form a third-floor office terrace. As part of the proposed works the terrace is to be finished with new exterior grade non-slip flooring whilst the existing balustrade to the terrace perimeter is to be refurbished. A set of glazed bi-

folding doors are proposed to replace the existing windows and will enable access from the third-floor internal office space.

Design and visual impacts

Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 (the Local Plan) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The aims of these policies are further reflected in London Plan Policies 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets).

Due to the set back of the third-floor elevation, the proposed glazed doors will largely be screened from public vantage points along Charlotte Street and Scala Street. Where views are gained from upper floors of surrounding buildings, the proposed doors will respect the existing window proportions and have an acceptable impact on the building's appearance. The existing balustrade is to be refurbished to match the existing and will therefore not alter the appearance of this part of the building.

In accordance with the aforementioned policies, the proposed development will preserve the character and appearance of the building and its impact on the Charlotte Street Conservation Area.

Neighbour amenity

Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. London Plan Policy 7.6 requires development not to cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy.

The nearest residential properties to the proposed terrace are located opposite on Scala Street and this includes facing habitable windows. As outlined in the supporting Design and Access Statement the terrace would be sited 11.5 metres from the neighbouring roof and 13.7 metres from the neighbouring facing windows. Whilst this fails to meet the Council's recommended 18 metre distance for overlooking windows, paragraph 2.5 of the Amenity CPG states that where there is an existing street or public space, this space is considered to already provide an adequate separation between properties and so the 18m guideline will not apply. A relaxation to this 18-metre distance is therefore accepted by Council guidance for circumstances such as this. In any case, it is considered that each application should of course be considered on its own merits and the sites context.

Taking into account the details of this proposal, having regard to the set back of the terrace from the building's Scala Street elevation and that it is at a higher level to neighbouring facing windows, opportunities for direct overlooking would be restricted. In particular, people stood on the terrace would have to lean forward, over the balustrade, to obtain direct views into those neighbouring windows at a lower height.

In addition, the facing neighbouring windows on Scala Street are located to a street frontage elevation whereby the privacy of such windows would, by their very location, be subject to an existing level of overlooking. This is evident by the existing relationship, and the overlooking which already occurs, between the existing office windows at No.60 Charlotte Street and those neighbours. For these

reasons, the proposed terrace would not result in a level of overlooking which is detrimental to neighbouring privacy and which is no worse than existing.

Turning to potential noise impacts, the proposed terrace would be for the sole use of the occupiers of the third-floor office space. The use of the terrace would therefore be limited to office hours and not at unsociable hours which would be harmful to neighbouring amenity. This, combined with the relatively small footprint of the terrace, which by its very size would create a natural limit to the amount of people that could use it any one time, the terrace would not result in unacceptable noise and disturbance to neighbouring occupiers.

For the reasons outlined above the proposed development is therefore not considered to cause harm to the amenity of any nearby residential properties in terms of noise disturbance or a loss of privacy.

Summary

As demonstrated within this letter the proposed works are considered to have an acceptable impact on the character and appearance of the building and area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours sincerely

Stuart Minty
Director
SM Planning