

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING, DESIGN AND ACCESS STATEMENT

Alterations to ventilation and extract duct

29 TOTTENHAM STREET, LONDON, W1T 4RP

CONTENTS

- 1 SITE AND SURROUNDINGS
 - 2 PROPOSAL
 - 3 RELEVANT PLANNING HISTORY
 - 4 PLANNING POLICY
 - 5 COMMENTS:
 - SCALE
 - AMOUNT
 - LAYOUT
 - LANDSCAPING
 - APPEARANCE
 - USE
 - ACCESS
 - 6 CONCLUSION
-

APPENDICES

Appendix 1 – Photographs of application site

1 SITE AND SURROUNDINGS

- 1.1 The application relates to a 5 storey mid terraced property on the south eastern side of Tottenham Street. It is a brickwork property with a dormer roof extension and occupies an A3/A4 use at ground floor with residential accommodation above.
- 1.2 The surrounding area is mixed in character; the immediate row can be characterised by tall terraced properties with commercial uses at ground floor and residential accommodation above. The surrounding area can also be characterised by a mix of high rise office buildings and residential properties of varying sizes and styles.
- 1.3 The application site is located in the Charlotte Street Conservation Area but is not identified as a listed building nor does it fall within the curtilage of a listed property.
- 1.4 The site benefits from a PTAL rating of 6b, indicating the highest level of access to public transport.

2 PROPOSAL

- 2.1 Alterations to ventilation and extract duct.

3 RELEVANT PLANNING HISTORY

64 Charlotte Street & 32 Tottenham Street

- 3.1 Planning application (ref: 2016/3133/P) for the change of use at ground and basement floor levels from Class B1 (office) use to Class A3 (restaurant/café) use at 64 Charlotte Street and from Class A3 (restaurant/café) use to Class B1 (office) use at 32 Tottenham Street, involving internal reconfiguration and resizing of units and installation of

a replacement kitchen extract system to the rear was approved on 30 December 2016.

70 Charlotte Street

- 3.2 Planning application (ref: 2014/7955/P) for the erection of extraction and ventilation ducting and 3x condenser units to rear and ducting and 2x condensers to front basement lightwell was approved on 10 June 2015.

4 PLANNING POLICY

- 4.1 DCLG's National Planning Policy Framework (2020)
- 4.2 GLA's London Plan (2016)
- 4.3 Camden Local Plan (2017)
- 4.4 Camden Amenity CPG (2018)
- 4.5 Camden Design CPG (2019)
- 4.6 Charlotte Street Conservation Area Appraisal and Management Plan (2008)

5 COMMENTS

- 5.1 Photographs showing the application site are produced in Appendix 1.
- 5.2 The application proposes alterations to the ventilation and extract duct.

SCALE

- 5.3 Policy 7.4 of the London Plan (2015) states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy A1 of the Local Plan (2017) states that the Council will seek to

protect the quality of life of occupiers and neighbours. This is further supported by the guidance contained within the Amenity CPG (2018).

- 5.4 The proposed alterations to the existing ventilation and extract duct will be modest; there will be a minor increase in height of the extract duct, a reduction in width and it will be positioned at the left side of the rear elevation. Given the overall height of the property, these proposals are not considered to detract from the scale of the property and will be wholly proportionate. The top of the extract duct will be positioned above the windows of neighbouring residents and therefore will not lead to any additional negative impacts on the amenity of the residents in terms of noise and odour pollution; the proposal shares strong similarities to the approved extract duct and ventilation system at 70 Charlotte Street and it is considered to be of a more appropriate scale.
- 5.5 It is submitted that the scale of the proposed is wholly acceptable. The proposed development would not detrimentally affect the residential amenities enjoyed by neighbouring residents. As such, the scheme would be consistent with the provisions of the Council's Development Plan.

AMOUNT

- 5.6 The amount of proposed alterations are required to ensure that the unit can be sufficiently air conditioned, kitchen supply air can be provided and odour generated from the ground floor A3/A4 unit can be disposed of adequately without causing harm to the amenity of the surrounding residents.

LAYOUT

- 5.7 Please see the submitted drawings.

LANDSCAPING

- 5.8 Please see the submitted drawings.

APPEARANCE

- 5.9 Policy D1 of the Local Plan states that new development should respect the local context and character, comprises high quality materials and details and integrate well with the surrounding streets. Policy D2 also states that development in conservation areas preserve and enhance the character and appearance of the area. This is further supported in the guidance contained within the Design CPG (2019).
- 5.10 The Charlotte Street Conservation Area Appraisal and Management Plan (2008) states that small scale non-residential development should be of a sympathetic design and siting to preserve the character of the conservation area. Section 13.27 states that the installation of air-handling equipment and external flues should be sensitive to the local amenity and preserve the appearance of the area.
- 5.11 The proportionate scale and the appropriate siting of the proposed ventilation and extract duct would not detrimentally affect the character of the conservation area. It will be positioned at the rear of the property to ensure that it will not be visible from the public realm and has been laid out to minimise any visual impact on the amenity of surrounding residential occupiers. Moreover, the materials used in the construction of the ventilation and extract duct would be comparable to those used in the neighbouring properties. Indeed, the proposed would blend with the established character and appearance and would not appear overly dominant or incongruous.
- 5.12 It is submitted that the proposed scheme at the application site would reflect the existing appearance of the rear elevations in the immediate terrace; a number of the surrounding properties benefit from ventilation and extract ducts, many of which are larger and more visually prominent additions to the rear of the property than the proposed development. Although the proposed will be a slightly taller addition to the property, its sympathetic siting and design will be an aesthetic improvement to the current ventilation and extract duct. As such, the proposal would accord with the objectives of the Council's Development Plan.
- 5.13 Therefore, the proposed would be in keeping with the pattern in the area for development of this type and would be fully compliant with Policies

D1 and D2 of the Local Plan as well as the guidance contained within the Charlotte Street Conservation Area Appraisal and Management Plan.

USE

- 5.14 Policy A4 of the Local Plan states that planning permission will not be granted for development which is likely to generate unacceptable noise and vibration impacts unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.
- 5.15 The proposals will not alter or harm the existing residential and commercial uses of the property and will enhance the use of the existing ground floor unit. A noise impact assessment has been commissioned in support of the application which demonstrates that the use of the proposals will not generate any significantly harmful noise pollution and is therefore compliant with Policy A4.

ACCESS

- 5.16 The proposals will not have any impact on the existing access points to the building as it will be sited to the rear of the property.

6 CONCLUSION

- 6.1 The principle of the proposed development is wholly acceptable.
- 6.2 The proposal would not be harmful to the character and appearance of the host structure or wider conservation area.
- 6.3 The proposed scheme would not adversely affect neighbours' living conditions.
- 6.4 The proposed development would not result in an increased pressure on the local road network.

- 6.5 The proposal would be consistent with the relevant aims and provisions of the national framework and the Council's Development Plan.
- 6.6 The LPA is respectfully requested to grant permission for the proposals.

APPENDIX 1

Photographs of application site



Shoop Shook
Falafel



Lovefone





