

Date: 6 August 2020
Our Ref: 2020/2389/PRE
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Dear Sir/Madam

**Re. Planning Pre-application advice meeting ref. 2020/2389/PRE
80 Charlotte Street
London
W1T 4DF**

Replacement of 3 facade bay windows with 3 bays of full height glazed sliding doors on Howland Street facade at 7th floor level installation of LED light at 5th floor level on Whitfield Street elevation as non-material amendments (S96a) and amendments to green roof at 7th and 8th floor levels as part of condition 10 of planning permission ref 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development.

I refer to your pre-application letter dated 23rd May 2020 and accompanying pre-application documents (parts 1, 2, and 3) produced by Piercy and Company dated May 2020.

The covering letter appears to suggest that the changes to the façade and the installation of LED lighting would be sought through a S96a application. The supporting document prepared by Piercy & Company states that the façade changes would be sought through condition 10 (green and brown roof details) and the alterations to the layout of the green roof by condition 11B (facing materials of all buildings and details of all elevations). This should be clarified and reflected in any future application; however this advice is based on the types of applications detailed in the covering letter.

The proposal includes the following:

Changes sought via s96a application

- Alterations to the glazing at 7th floor level from 3 full height window bays to 3 bays of full height sliding doors on the Howland Street elevation.
- Installation of internal lighting behind the hit and miss brick elevation at 5th floor level on the Whitfield Street elevation

Changes sought to condition 10 of planning permission ref 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development.

- Amendments to the areas of green roof at 7th floor
- Relocation of 3 planters at 7th floor level

Level 07 terrace doors

The proposed amendments to the façade at 7th floor level will include the replacement of the 3 façade bays with full height glazed sliding doors within the existing reconstituted stone frame. The removal of 3 of the planters in front of the bays will allow access onto the existing terrace area at this level facing onto Howland Street. Given the location of the windows at 7th floor level it is considered that the changes will be minor in nature. They would not be visible from street level due to their position and setback from the Howland Street elevation. The scale, footprint and overall design of the approved building will remain unchanged. It will have a negligible visual impact on the character and appearance of the approved building and could therefore be dealt with through the submission of a S96a application.

There is already access to the 7th floor roof terrace by a smaller single door opening. The proposal would allow for the increased number of access points by the 3 full height door openings onto the terrace. Given that there is already a terrace area at this level there would be no change to the planning considerations as a result of the proposal.

In the views of the changes to the façade on page 11, the white dotted boxes don't appear to relate to the level 7 changes. If this is an error, it should be corrected prior to the submission of any application.

Level 05 internal lighting

There is no lighting on the Whitfield Street elevation of the building. The installation of LED lighting between the glazing and the brick hit and miss elevation at 5th floor level on the Whitfield Street elevation will visually change the 5th floor level particularly during the evening. As the lighting will be behind the brick weave where light will only permeate through the spaces in the brickwork, it is not considered to change the character or appearance of the approved building and will not be considered to result in a material change to the original permission. As above, this could also be dealt with through the submission of a S96a application.

Changes to the green roof areas at 7th and 8th floor levels

The consented scheme includes 355 sq. m of green roof spread across both 7th and 8th floors. Details of the green roof including the relocation of the 3 planters that would be relocated from outside the 3 window bays at 7th floor level were approved as part of condition 10 (ref 2018/5259/P) dated 01/03/2019. The proposal would reconfigure these areas; however the amount of green roof area across both floors would remain unchanged. These changes are considered acceptable and can be dealt with through the submission of an application to discharge the relevant condition.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Elaine Quigley** on **020 7974 5101**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Elaine Quigley