

Delegated Report		Analysis sheet		Expiry Date:		25/06/2020	
		N/A		Consultation Expiry Date:		21/06/2020	
Officer				Application Number(s)			
David Peres Da Costa				2020/1895/P			
Application Address				Drawing Numbers			
Ariel House 74 A Charlotte Street London W1T 4QJ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of rear ground floor undercroft car park to offices Class B1(a) (with cycle store) including rear extension and creation of additional entrance to front elevation involving alterations to front and rear ground floor elevations.							
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:		A site notice was displayed from 27/05/20 to 20/06/20 and the application was advertised in the local paper on 28/05/20 (expiring 21/06/20). No responses were received.					
CAAC/Local groups* comments: *Please Specify		No responses received.					

Site Description

The site is a part 7, part 3 storey building. The 7 storey element faces Charlotte Street and the 3 storey element faces Charlotte Mews to the rear of the site. The building dates from 1958 and the building originally only occupied the front part of the site facing Charlotte Street with a car park at the rear facing Charlotte Mews. The building is in use as offices.

The site falls within the Charlotte Street Conservation Area but is not identified as a positive contributor or a detractor. The sites also falls within the specialist retail area of Fitzrovia and the area covered by the Fitzrovia Area Action Plan.

Relevant History

7760: The erection of a three storey office extension having ground floor car parking at No. 74A Charlotte Street, Camden. Granted 21/11/1969

8900202: Alterations to the front rear and side elevations including the installation of a roof plant screen entrance canopy and balustrading on the frontage and infilling of interior voids for office purposes. Granted 14/09/1989

2011/2351/P: Installation of new fenestration to rear elevation of existing office (Class B1a). Granted 04/07/2011

2014/6637/P: Replacement of windows and lowering of cill height to first floor rear elevation. Granted 08/01/2015

2018/3166/P: Alterations at sixth floor level including installation of grey metal cladding, external lighting units, replacement balustrade and double glazed window units. Granted 05/09/2018

2020/0898/P: Conversion of rear ground floor undercroft car park to Class B1 offices (with cycle store) including rear access and additional entrance to front elevation, plus alterations to front and rear ground floor elevations. Granted 06/05/2020

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011
Intend to Publish London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy E1 Economic development

Camden Planning Guidance

Design CPG March 2019

Amenity CPG March 2018

Transport CPG March 2019

Assessment

1. Proposal

- 1.1. The application seeks to convert the ground floor undercroft car park to offices including a ground floor extension projecting approximately 1.2m from the rear elevation of the floors above.
- 1.2. The application also seeks approval for alterations to the front elevation including the creation of additional entrance.
- 1.3. Background
- 1.4. Planning permission was granted 06/05/2020 for 'Conversion of rear ground floor undercroft car park to Class B1 offices (with cycle store) including rear access and additional entrance to front elevation, plus alterations to front and rear ground floor elevations' (planning ref: 2020/0898/P). This previous application was revised, during the assessment, to remove the ground floor extension as it was considered harmful to the conservation area. A CGI of the Mews elevation of the approved development is shown below. The current application seeks to gain approval for the ground floor extension previously omitted from the development. In all other ways, the development is identical to that previously approved under ref: 2020/0898/P.



2. Assessment

- 2.1. The main issues to consider are the impact of the development on the design of the host property and Conservation Area and the impact on neighbouring amenity.
- 2.2. **Design**
- 2.3. Development proposals must preserve or enhance the character or appearance of the Charlotte Street Conservation Area.
- 2.4. The existing building has a high boundary wall with gates which projects beyond the existing building line. This boundary wall encloses an existing car park in an undercroft below the upper storeys of the host property. The existing boundary wall is considered to detract from the conservation area as it undermines the consistency of the building line within the mews. It is noted that while Charlotte Street and Charlotte Mews were within the boundary of the Conservation Area (CA) when it was designated in 1973, the boundary

excluded the application site and the building to the north (that is to say 74A and 76-78 Charlotte Street were originally excluded from the CA). These buildings were added to the CA in November 1999.

- 2.5. The mews areas within the conservation area have special characteristics which are identified in the Conservation Area statement.

“These quite streets are characterised by narrow entrances, sometimes beneath buildings, shared, generally cobbled surfaces and a range of commercial uses within former mews properties or subsequent 19th century workshop buildings”. “Charlotte Mews, Percy Mews and Tottenham Mew all retain some interest in their more humble commercial buildings” (paragraph 6.37 of the conservation area statement).

- 2.6. Charlotte Mews narrows at each end as identified in the Conservation Area Statement. The host property is adjacent to both the northern entrance to the mews and the narrowing of the mews which is provided by 2-3 Chitty Street. This building (2-3 Chitty Street) oversails the entrance to the mews and projects at ground floor level beyond the building line of the Mews. The applicant has argued that the proposed extension would step forward to follow “the natural curvature in the road as it narrows”. They have also drawn attention to the projection of 2-3 Chitty Street.

- 2.7. The narrow entrances to the mews open onto a wider area beyond. This pattern can be seen at both ends of the mews. The proposed development would affect this narrowing by introducing a ground floor extension which projects into the mews. The proposed ground floor extension would change the appearance of the narrowing and so detract from the character of the mews. It would exacerbate the harm to the character of the mews from the existing boundary wall as the proposed extension would project above the height of the boundary and would add bulk and mass at street level. Furthermore the extension would not respect the building line on this side of the mews. The mews is characterised by a consistent building line without projections. The proposed rear extension would undermine the character and appearance of the mews and the Charlotte Street Conservation Area. A CGI of the Mews elevation of the proposed development is shown below.



- 2.8. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

- 2.9. The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 193-202). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 2.10. The proposed development would result in less than substantial harm to the conservation area, however there are no public benefits associated with the proposal.
- 2.11. The alterations to the front elevation and the principle of infilling the existing car park have previously been found to be acceptable (they were approved under planning ref: 2020/0898/P). Given this, the alterations to the front elevation continue to be supported.
- 2.12. Amenity**
- 2.13. The proposed development would have minimal impact on neighbouring amenity in terms of daylight / sunlight, overlooking and outlook.
- 2.14. Conclusion**
- 2.15. Refuse planning permission