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FAO Patrick Marfleet
Via Planning Portal only

18th September 2020

Dear Patrick

573 APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

VARIATION OF CONDITION 3 (APPROVED PLANS) OF PLANNING PERMISSION REF:2019/4582/P DATED 06/11/19 (FOR EXTERNAL ALTERATIONS TO WEST AND SOUTH FACADES INCLUDING INCREASED FOOTPRINT AND NEW ENTRANCE AT GROUND FLOOR LEVEL AND REPLACEMENT OF SOLID PANELS AT FIRST FLOOR LEVEL WITH GLAZING) NAMELY FOR THE REPLACEMENT OF 12 NO. SOLID PANELS AT SECOND FLOOR LEVEL WITH GLAZING.

60 CHARLOTTE STREET, LONDON, W1T 2NU

Please accept this covering letter as an accompaniment to this planning application to vary condition 3 attached to planning permission 2019/4582/P.

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

This application seeks permission for a minor material amendment to planning permission 2019/4582/P for the replacement of 12no. solid panels at second floor level with glazing.

Four solid panels to each of the north west (Tottenham Street), south east (Scala Street) and south west (Charlotte Street) facing elevations are proposed and will match the existing glazing to the building. For further details please refer to the proposed plans submitted with this application.

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).

The proposal forms part of wider proposed works to the building to enhance the appearance of the building and its interaction with the street frontages. The introduction of additional glazing at second floor level would provide the building with a more coherent design that would enhance the appearance of the building. The proposed works are considered minor by their very nature and as such would not have a significant impact on the character and appearance of the building and would not cause harm to the appearance of the surrounding Conservation Area. This was a view shared by the Planning Officer when granting the replacement glazed panels to the first floor as part of planning permission 2019/4582/P and it is considered a similar approach should be taken to this proposal.

In accordance with the aforementioned policies, the proposed development will improve the appearance of the building resulting in an enhancement of both 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 and overshadowing.

By virtue of the physical separation of the building from neighbouring properties, and that the existing building already has glazed panels which face neighbouring properties at a similar distance and height as that proposed, the proposed development is not considered to cause harm to the amenity of any nearby residential properties in terms of loss of privacy. Furthermore, the proposals would not result in significant light spill emanating from the site beyond the existing situation.

Summary

The proposed amendments are minor by their very nature and therefore fall to be considered as a minor material amendment to the original grant of planning permission.

As demonstrated within this letter the proposed works are considered to have an acceptable visual and neighbour impact and the development is in accordance with the relevant Development Plan policies. 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