

HB/RL/P7847
16th September 2020

London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

67 CHARLOTTE STREET, LONDON, W1T 4PH

PLANNING APPLICATION FOR THE PARTIAL-DEMOLITION OF THE EXISTING REAR GROUND FLOOR OF 67 CHARLOTTE STREET TO ALLOW FOR THE RE-CONFIGURATION OF THE EXISTING BUILDING; NEW REAR EXTENSION AT PART GROUND, FIRST AND SECOND FLOOR AND SINGLE STOREY MANSARD ROOF EXTENSION TO FORM 4NO. RESIDENTIAL FLATS AT FIRST, SECOND, THIRD AND FOURTH FLOORS.

PLANNING PORTAL REFERENCE: PP-09055822

On behalf of our client, H Company 6 Limited, we submit an application for full planning permission for the alteration and extension of the existing building, 67 Charlotte Street.

The proposals include the subdivision of the existing single residential dwelling (at first to third floors) into three individual units. The flats at first to second floor level will be enlarged via a new rear closet wing extension. In addition the proposals include a single storey mansard roof extension to accommodate an additional residential unit. In total, the proposals will deliver 4no. residential units (Class C3) comprised of 2 x 2 bedrooms flats and 2 x studio flats.

As part of the application the existing rear basement level will be partially lowered and ground floor reconfigured to deliver additional commercial floorspace within the Central Activities Zone.

The application has been submitted online via the Planning Portal and is accompanied by the following documents:

- Planning Application Forms – *prepared by Rolfe Judd Planning;*
- Community Infrastructure Levy (CIL) Additional Information Form 1 – *prepared by Rolfe Judd Planning;*
- Planning and Heritage Assessment (this Cover Letter) – *prepared by Rolfe Judd Planning;*
- Site Location Plan – *prepared by Kyson Architects;*
- Design and Access Statement (Planning Brochure) – *prepared by Kyson Architects;*
- Existing and Proposed Drawings – *prepared by Kyson Architects;*

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- Air Quality Assessment – *prepared by Hawkins Environmental;*
- Daylight, Sunlight and Overshadowing Assessment – *prepared by Hawkins Environmental*

It is confirmed that the requisite fee of £1,386.00 has been paid electronically online via the planning portal.

1. Site Location and Description

The application site and property, 67 Charlotte Street, is located on the western side of Charlotte Street and comprises a basement, ground plus three upper levels. The property is characteristic of the area and is of traditional townhouse form which is asserted from its frontage (facing Charlotte Street) which comprises three vertically proportioned sash windows at first to third floor.

The existing building is mixed use comprising a retail and restaurant unit (Class E) at basement and ground floors and residential (Class C3) on the upper first, second and third floors.

The existing restaurant was recently occupied by Navarro's, a Spanish tapas restaurant. To the rear of the property at ground floor the restaurant's kitchen facilities are located. Access to the restaurant is provided from Charlotte Street via either the shopfront (at ground floor level) or an external stairwell which leads down from pavement level to the basement. This stairwell on Charlotte Street is delineated by a metal arch and metal fencing.

The upper floors are in use as a single residential dwelling. Access to the dwelling is via a separate entrance adjacent to the restaurant shopfront. The property includes a large outdoor terrace area at first floor.

The application site is not listed but is located within the Charlotte Street Conservation Area, Central London Area and Central Activities Zone.

Please refer to the submitted Design and Access Statement for detailed plans and photographs of the existing property.

2. Relevant Planning History

The application site has an extensive planning history largely relating to the commercial use of the basement and ground floors.

- Planning permission was granted on 16th October 1981 for the change of use of the basement and ground floor rear rooms from shop to restaurant (ref: N12/31/2/32862)
- On 12th March 1991 a planning application (ref. 9000561) for the change of use of the shop at No.67 to restaurant use together with internal alterations to combine it with the two existing restaurants in the basements of No.67 and No.69 was refused. Reasons for refusal were the loss of a retail shop and intensification of restaurant activity could be detrimental to the amenity of adjoining residents.
- On 5th May 1993 (ref. PL/9200425/RI) an appeal was allowed against the decision of the Council to refuse planning permission for use of the rear, vacant portion of a wine off-license as an extension to existing restaurant at No. 67 Charlotte St.

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- On 30th January 1997, a change of use of the front part of the ground floor from Class A1 to Class A3 was refused (ref, P9602867) because it was considered at the time that the use of the front part of the ground floor restaurant purposes would result in a loss of retail floor space and an increase in restaurant floor space.

In addition, a number of relevant applications have been recently approved for adjoining buildings which include various external alterations and extensions:

- No. 61- 65 Charlotte Street (Ref. 2015/1746/P) – Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations – Approved 8th January 2016
- No. 69 Charlotte Street (Ref. 2012/4646/P) – Change of use of the first and second floors from office (Class B1) to 2 x 2 bedroom flats (Class C3), erection of a mansard roof extension to enlarge the existing 1 bed flat at third floor level to create a 3 bedrooms maisonette, erection of a single storey glazed extension at ground floor level to replace the existing structure on Tottenham Street, replacement of the existing shopfront and refurbishment of the existing façade – Approved 10th December 2012
- No. 27 Tottenham Street (Ref. 2012/3248/P) – Erection of a single storey mansard roof extension to enlarge the existing units to create a maisonette at first and second floors, and another at third and fourth floor level (Class C3) – Approved 22nd July 2013

The above recent applications have demonstrated that those minor external works for rear and mansard roof extensions are, subject to detailed design and supported by the Council.

3. The Application Proposals

The proposals have been prepared by architect's Kyson on behalf of H Company 6 Limited and seek the careful reconfiguration and extension of the existing building to deliver four residential units and enlargement of the restaurant at ground and basement floor. The scheme has been carefully considered to ensure the character of the building is retained whilst seeking to extend the current building to provide high quality residential accommodation and improved commercial floor space.

In summary, the application proposals seek:

- External works:
 - A traditional mansard roof extension (new fourth floor), replicating the adjoining premises;
 - A rear 'closet wing' extension at first and second floors to provide for improved residential living accommodation and layouts;
 - Replacement full height, traditional sash windows and brick arches on the rear elevation of the building;
 - Replacement first floor roof light to the ground floor kitchen;
 - Refurbishment of existing front elevation with removal of modern casement windows and replacement traditional timber sash windows with glazing bars.
- Subdivision of the existing single dwelling plus rooftop extension to provide 4no. residential

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flats (2 x 2 bedroom and 2 x studio flats);

- Reconfiguration of the existing basement and ground floor restaurant accommodation (Class E), including partial lowering of the existing rear basement level to provide for new level access and improved commercial space throughout.

For clarity, a detailed breakdown of the proposal and works proposed as part of this application are outlined below:

3.1. Improved Commercial Floor space (Basement and Ground Floors)

Internally, the basement and ground floor restaurant areas are dislocated as a result of their current layout. The main kitchen is at the rear of the property however, is at a lower level than the rest of the ground floor. As such, staff are required to access the kitchen via an impractical staircase.

The existing ground floor level will be demolished and rebuilt alongside the partially excavated / lowered rear lower ground floor level to align with the existing basement level through-out the building (a depth of 1280mm). The works will enable an additional +33.9 sqm of commercial floor space to be provided, but importantly, an improved and practical configuration. The kitchen will then relocate from ground floor level to new basement area. Two replacement skylights will provide natural daylight into the rear of premises.

The table below details the existing and proposed floor areas for the basement and ground floor:

<i>Use</i>	<i>Existing Floor Area (sq.m)</i>	<i>Proposed Floor Area GIA (sq.m)</i>	<i>Additional Floorspace</i>
Basement			
Restaurant (Class E)	91.1 sq.m	125 sq.m	+ 33.9 sq.m
Ground Floor			
Restaurant (Class E)	91.4 sq.m	80.3 sq.m	-11.1 sq.m
Front Retail (Class E)	24.9 sq.m	24.9 sq.m	No change
Residential (Class C3)	10.1 sq.m	10.1 sq.m	No change

3.2. Replacement Residential Accommodation (First, Second, Third and Fourth Floors)

At present the upper floors of 67 Charlotte Street are in use as a single residential dwelling. The proposals will sub-divide the existing 1st to 3rd floors into three flats. In addition, a new fourth floor will be added to create an additional residential unit. Working within the constraints of the existing building, it has been possible to ensure that the flats at first and third floors will each benefit from a private outdoor terrace.

The table below details the existing and proposed floor areas and additional residential unit types the development will provide:

<i>Floor</i>	<i>Existing Floor Area (Sq.m)</i>	<i>Proposed Floor Area (Sq.m)</i>	<i>Additional Floorspace</i>	<i>Residential Unit Type</i>
First	53.3 sq.m	61.3 sq.m	+8	2 bed 3 person
Second	54.0 sq.m	61.0 sq.m	+7	2 bed 3 person
Third	48.6 sq.m	42.0 sq.m	-6.6	Studio Flat
Fourth	-	43.0 sq.m	+43	Studio Flat
Total:	155.9	207.3	+51.4	

Access to the flats will remain via the existing residential entrance on Charlotte Street. The stairwell serving the upper floors will remain in its existing position but will be extended to new fourth floor level.

3.3. Rear Extension (First and Second Floor)

As existing, the rear of the property includes an unusually shaped 'bay window' style extension which serves the first and second floors. Akin to the recently completed development works at 61-65 Charlotte Street, this will be removed and replaced with a half width 'closet' extension. The rear closet extension will be finished in brick to match the existing building and will include new timber double doors and traditional sash windows (all double glazed). Those remaining 'ad-hoc' windows on the rear elevation will be replaced with traditional full height timber sash windows.

The rear extension will also allow for the creation of two roof terraces at Flat 1 (First Floor) and Flat 3 (third floor) with simple black metal balustrades spanning the terrace boundaries.

3.4. Mansard Roof Extension (Fourth Floor)

The proposed development includes a one-storey roof extension to match those recently completed on the adjoining buildings at 61-65 Charlotte Street and 27 Tottenham Street. The extension will take a traditional mansard roof form with a double pitch and will be set back behind the parapet to ensure the mansard remains subservient to the host building.

The roof extension includes three double glazed dormer windows along its front and rear elevations, this will match the number and width of the windows on the lower floors. The mansard roof will utilise traditional slate and lead coverings.

3.5. Front and Rear Alterations

The proposals include sensitive enhancements to the front and rear elevations. The existing single glazed timber casement windows (at first to third floor) will be replaced with double glazed sash windows along both the front and rear elevations. This will match the windows at new fourth floor level.

The shopfront will be re-decorated and the pipework running up the building's façade will be replaced. Overall, these alterations will enhance the buildings contribution to the surrounding conservation area.

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4. Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) states that planning decisions should be made in accordance with the development plan unless material considerations indicated otherwise.

The statutory development plan for the application site comprises the following documents:

- London Plan (2016)
- Camden Local Plan (2017)

Material considerations include the National Planning Policy Framework (NPPF, 2019) and the local planning authority's supplementary planning guidance (SPG or 'CPG') documents. Further material considerations also include the emerging draft London Plan (2019).

The following supplementary planning guidance documents are relevant and have been considered as part of this application:

- Charlotte Street Conservation Area Appraisal and Management Plan (2008)
- Fitzrovia Area Action Plan (2014)
- CPG 1: Design (2018)
- CPG 2: Housing (2018)
- CPG 3: Sustainability (2018)
- CPG 4: Basements and Lightwells
- CPG 6: Amenity (2018)
- CPG 8: Planning Obligations (2018)

5. Planning Considerations

The application is considered to be supportive of both national and local plan policy objectives for the reasons outline below:

5.1. Land Use – Residential Accommodation

The NPPF encourages the 'effective use of land in meeting the need for homes'. Paragraph 59 states that the government's objective is to significantly boost the supply of homes. Paragraph 68 states that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly and LPA's should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

Paragraph 117 also states that 'planning decisions should promote an effective use of land in meeting the need for homes in a way that makes as much use as possible of previously-developed or 'brownfield' land'.

The proposals directly support these national policies and will deliver sustainable development through the effective re-use of land at 67 Charlotte Street for both commercial and residential needs. This application will subdivide the existing oversized dwelling to create three new residential dwellings that will occupy the existing floor space; a fourth dwelling will be created by utilising a new mansard roof.

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Local Plan Policy H1 (Maximising the Supply of Housing) outlines Camden's housing target of 16,800 homes between the period 2016/2017 – 2030/2031, this includes the delivery of 11,130 self-contained homes. Furthermore, Policy H1 places emphasis that self-contained homes are a priority land-use which under used sites can play a vital role in addressing. The current proposals will directly address this need and will deliver a 'Priority Land Use' (4 new self-contained residential units) within a highly-sustainable area of Camden and Central London. These homes will contribute to the Boroughs housing target.

In support of the Local Plan, the Strategic Housing Market Assessment (SHMA) for Camden was undertaken in February 2016. The SHMA shows a housing need of 1,000 one bedroom market units to 2031 which the proposal will contribute towards meeting. The SHMA also demonstrates a need for a mixture in housing delivery and sizes which is replicated in Policy H7 (Large and Small Homes). Policy H7 takes specific consideration of any evidence of local needs and the character of the development, the site and the area. Further dwelling size priorities are given which seeks 'lower' priority of studio / 1-bedroom market units and 'high' priority of 2-bedroom market units. Given the context of the site within Central London and the constrained nature of Fitzrovia, there are limited opportunities for external amenity and facilities that would be associated with supporting family housing. It is therefore considered the location of the site is more suitable for single/dual unit occupancy and young professionals who can work and live within the local area.

The proposal will therefore assist in the delivery of new housing and priority dwelling sizes which would be supportive of Local Plan Policies H1 and H7.

Local Plan Policy H4 (Maximising the supply of affordable housing) notes that contributions are required for all developments that provide one or more additional homes and a total addition to residential floor space of 100 sqm GIA or more. Additionally, supporting text notes state that 'we will not seek an affordable housing contribution from developments that involve less than 100sqm of additional residential floorspace, including: schemes that involve the subdivision of existing housing to create more homes'. As the proposal only involves the addition of 51.4 sqm of residential floor space, affordable housing contributions are not required.

In summary, the proposals will utilise a building currently used as a single dwelling to deliver four new self-contained homes, two of which would benefit from outdoor amenity space. This is supportive of both national and local plan policy.

5.2. Land Use – Provision of Commercial Floor Space

In addition to the replacement residential dwellings, the proposals will deliver improved commercial floor space across the basement and ground floor. This will be achieved by part-lowering and extending the restaurant at basement level and increasing the height of the ground floor (at the rear) to provide level access throughout.

Local Plan Policy E2 (Employment Premises and Sites) encourages the provision of employment premises in the borough which support the function of the Central Activities Zone. Additionally, the policy states that the Council will support higher intensity redevelopment provided that the level of employment floor space is increased or maintained and that the redevelopment retains existing businesses on site as far as possible.

Local Plan Policy TC2 (Camden's centres and other shopping areas) will seek to promote successful

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and vibrant centres throughout the borough to serve the needs of residents, workers and visitors.

Local Policy TC4 (Town Centre Uses) will seek to ensure that the development of shopping, services, food, drink, entertainment and other town centre will not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

The restaurant floor space (previously occupied by Navarro's) is significantly curtailed by its existing layout; this is evident in the kitchen set at a lower level than the rest of the ground floor. Whilst this has been the case since the restaurant use was first established in 1981 this application now seeks the opportunity to modernise and improve the quality of commercial floor space onsite. This will be achieved through the lowering of the rear basement which will deliver an additional +22.8 sqm of commercial restaurant space within the Central Activities Zone.

The improved configuration of the existing restaurant will provide customers with better, level access and modernised kitchen facilities. This is in support of local plan policy which seeks to retain existing businesses on site as far as possible. The increase in commercial floor space (22.8 sqm) and improved accessibility is also particularly important in view of COVID-19 and its future implications on restaurants operating policies.

In summary, the proposals are considered to be supportive of and accord with national and local plan policy objectives to improve the quality and quantum of commercial accommodation within the Central Activities Zone.

5.3. Design and Heritage

The NPPF stipulates that the creation of high quality buildings is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development.

Paragraph 189 requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development which respects local context and character of the host building, where alterations and extensions are proposed. In addition, recognising the application site's location within a conservation area, Local Plan Policy D2 (Heritage) requires that development preserves or, where possible, enhances the character or appearance of the conservation area.

The Charlotte Street Conservation Area Appraisal (2008) notes that the area of Charlotte Street is located within established and historic district of Fitzrovia – an area which rapidly developed into a primarily residential area during the late 1700's. The buildings are typically Georgian in appearance with later Victorian additions and modifications. Prevalent building materials include yellow stock London and red brick.

In support of this application, the submitted design and access statement provides a detailed assessment of the existing building and surrounding local character of the Charlotte Street Conservation Area. The Conservation Area Appraisal seeks that new development will provide for 'high quality design and high quality execution, which will be expected to respect the existing

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character, scale and mix of uses’.

The proposal seeks to provide a traditional mansard roof and rear closet wing extension to optimise the residential accommodation on site whilst respecting the local context and character of the host and adjoining buildings / surrounding streetscape. The mansard roof will match the roof line of the adjacent mansard at 65 Charlotte Street (approved under ref. 2015/1746/P) and will reduce the significant step up in height / gap with 69 Charlotte Street (approved under ref. 2012/4646/P). The development will therefore provide a sensitive infill and will restore harmony between the established terrace within the Charlotte Street Conservation Area.

In terms of materiality and design the mansard would match that of the recently completed roof extension at 61-65 Charlotte Street with the use of traditional hung slate and lead covering and traditional dormer windows. The upper dormers will align with the windows and fenestration lines of the lower floors and will unify the building across both the front and rear elevations.

The rear extension will replace the bay window extrusion with a half closet wing extension. This form of rear extension is prevalent in the area (evident at 65 Charlotte Street) and will improve the internal residential layouts at first and second floor. As such, the internal layouts will exceed national technical housing standards and draft London Plan guidance. The proposed unit sizes are noted below for clarity:

- Flat 1, First Floor – 2b3p (61.3 sqm)
- Flat 2, Second Floor – 2b3p (61 sqm)
- Flat 3, Third Floor – 1b1p (42 sqm)
- Flat 4, Fourth Floor – 1b1p (43 sqm)

Camden Planning Guidance (CPG) relating to housing was amended in March 2019. The Interim Housing CPG, adopted in March 2018, introduced general principles for new homes to guide applicants when designing a new home. Figure IH11 outlines many of the space standards that are dictated in the London Housing SPG, such as a 2.5m ceiling height for at least 75% of the gross internal area (GIA) of the dwelling. The proposal has been designed to meet and exceed all of the minimum space standards.

The rear extension would not be visually apparent within the surrounding conservation area and is therefore not considered to detrimentally impact on the character or appearance of the Charlotte Street Conservation Area. It will be finished in brick to match the existing building and will include traditional timber doors and timber sash windows.

Upon assessment of the adjoining scheme at 61-65 Charlotte Street in 2015, the Council noted the following within their delegated report;

“Whilst positive contributors to the conservation area, none of the 3 buildings are listed. At present, the heights in the terrace are varied, with a 5 storey building (59 Charlotte Street) to the south, then the buildings that are the subject of this application (all at 4 storeys) then 67 and 69 Charlotte Street to the north which are also 4 storeys. Following officer negotiations, the height of the proposed mansard of 65 Charlotte Street has been reduced slightly in order to maintain a variety in height across the terrace which would preserve its existing character (as well of that of the conservation area). The terrace would not be unbalanced by the proposed roof extensions, given that the variety of height would be preserved and given that there

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are buildings of a similar height to the proposed height of these buildings, on both sides of the 3 buildings in question. The proposed extensions would respect the character of the host buildings and the conservation area and would preserve the character of the terrace with varying roof heights. Given the above, the design of the roof extensions, including the materials, is considered appropriate”.

“The rear elevation of the buildings are not visible from any public areas. The proposed amendments to the rear are not considered contentious as these would not be visible from public areas and much of the existing form would be retained and these would respect the character of the host buildings.”

Accordingly, the Officers comments above are applicable to the proposed scheme which is similar to the consented scheme at 61-65 Charlotte Street with both proposals including the addition of a roof top and rear extension. As confirmed above there is no continuous roof line along Charlotte Street and the rear elevations of the buildings are not visible from any public areas, as such there will be no impact on the character of the conservation area

The scheme will provide significant improvements to the character and appearance of the building from the street by restoring the front elevation windows. The proposals will removal all none original metal casement windows and restore with traditional timber sash windows.

The proposal is therefore considered to accord with Local Plan Policy D1 (Design) which requires that the height, scale and massing of buildings should be appropriate within the local context and preserves and enhances the historic environment and heritage assets in accordance with Policy H2 (Heritage).

5.4. Environmental Considerations

Local Plan policy A1 seeks to protect and safeguard the amenities of residents from development proposals notably in relation to the levels of daylight and sunlight received and overlooking and privacy.

Daylight and Sunlight:

In support of this application, daylight consultants Hawkins Environmental have confirmed that the impact of the proposed development on levels of daylight is considered to be negligible. The report assesses that all surrounding windows achieve BRE guidance except for a small number of isolated windows. These include four windows at 27 Tottenham Street (identified as windows 7, 8, 9 and 10) and one window at 29 Tottenham Street (identified as window 3). As the report demonstrates these five windows either serve non-habitable rooms or are secondary windows as such the impact on daylight levels will not be noticeable in these areas.

In sunlight terms the report concludes the development will have little impact for surrounding residents. The proposals will achieve a high compliance of sunlight in accordance with BRE standards apart from two isolated windows at 27 Tottenham Road (Windows 9 and 10) which as outlined above either serve a non-habitable room or are a secondary window.

The application scheme is therefore considered to be in accordance with Policy A1 of the Local Plan in minimising and adverse impacts on existing residential amenity in terms of daylight and sunlight.

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Overlooking and Privacy:

Local Plan Policy A1 (Managing the Impact of Development) seeks to protect the quality of life of occupiers and neighbours and will grant permission for development unless this causes unacceptable harm to visual privacy and outlook.

The proposals have been carefully designed to ensure opportunities for overlooking are limited. The two balconies on the rear elevation (at 1st and 3rd floor level) will look onto the flat roof area occupied by the restaurant at ground floor and as such will not look directly into neighbouring residential properties. It is noted that the provision of balconies at the rear of buildings on Charlotte Street was accepted by the Council at 61-65 Charlotte Street with balconies at first, second and third floor level (Application Reference 2015/1746/P).

Internally the layouts have been carefully designed to allow all primary living accommodation to either look onto the rear flat roof area or over Charlotte Street as such no direct overlooking or loss of privacy to surrounding residents will occur. The rear extension will still retain a considerable separation distance (approximately 9m) between the residential properties fronting Goodge Place – this being typical for central London and the historic built environment.

The proposal is therefore in accordance with policy A1 of the Local Plan, in minimising any adverse impacts on existing and future residential amenity in terms of privacy and overlooking.

Air Quality Assessment:

The proposal is located within the Borough's Air Quality Management Area which requires development to demonstrate that it will not unduly impact upon the existing air quality of the Borough. The proposal is not considered to detrimentally impact upon the local area's or wider Borough's air quality but suitable mitigation will be provided during future construction works to limit dust particles to sensitive receptors.

In support of this application, an Air Quality Assessment has been undertaken by Hawkins Environmental. The report concludes as follows:

'As a consequence of the proposed development, there will not be a significant increase in pollutant concentrations and therefore mitigation is not seen to be necessary, other than those routinely used to control construction dust, as detailed in the previous section. Similarly, concentrations of all pollutants are below the National Air Quality Objectives at the development site and therefore it is not necessary to implement mitigation to reduce the exposure from NO2 or any other pollutant to future occupiers of the proposed development.'

It is concluded that air quality does not pose a constraint to the development of the site as proposed, either during construction or once operational.

5.5. Basement

As part of the proposals the existing rear basement (which houses the restaurants kitchen) will be lowered by a depth of 1280mm. In doing so this will deliver an additional +22.8 sqm of commercial space within the Central Activities Zone. The rear basement will be lowered to match the existing

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floor level of the front restaurant and as such will provide level access at basement throughout.

5.6. Transport and Servicing

It is proposed that the development will be car free, utilising the existing transport network which serves 67 Charlotte Street and the immediate area. This is supported by Local Plan Policy T2 (Parking and car-free development) and is considered appropriate given the public transport accessibility of the area (PTAL – 6b) and the aspirations to reduce car travel across the Borough and London.

The Interim Housing CPG notes that a 'suitable number of secure covered cycle spaces or storage space for them must be provided'. Whilst the site is constrained in terms of available space, the applicant has sought to provide dedicated cycle spaces for each unit, this will be provided on site via 2 'Etsy' bike wall mounts.

With regards to servicing this will remain as per the existing arrangement via Charlotte Street.

Camden's Housing CPG (2018) states that space must be provided for storing separated and sorted waste for recycling. As shown on the proposed floor plans, space is provided within each proposed dwelling to store one 90 litre dustbin for waste and 2x 45 litre containers for dry recyclable materials, in addition to a 23 litre organic waste container.

6. Conclusion

In summary, this planning application will create four self-contained homes within Camden and will increase the commercial floor space at basement and ground floor (Class E). This planning application represents a unique opportunity to ensure the longevity and viability of the building.

The proposals have been designed to optimise the existing building layout and provide a better quality of space for both future residential and commercial tenants.

The proposals would have consideration of previously approved schemes within the surrounding area including the adjoining premises (61-65 Charlotte Street and 27 Tottenham Street) and is considered to be supportive of Local Plan policy as detailed in this statement.

The redevelopment of the existing building will therefore secure a number of planning benefits, which include;

- The creation of 4no. self-contained flats within a highly sustainable area of Camden (2 x 2 bedroom units and 2 x studio flats);
- The viable and sustainable use of an existing building in need of modernisation;
- A contribution towards priority housing for the Borough;
- A high quality and traditional mansard roof extension which matches the adjacent mansard at no.65 thereby harmonising the roofscape of Charlotte Street;
- The addition of +22.8 sq.m modern commercial floor space within the Central Activities

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Zone and level access;

- The enhancement of the buildings contribution to the Charlotte Street Conservation Area including traditional timber sash windows at both the front and rear elevations;

The proposed development represents a unique opportunity to redevelop this oversized single dwelling into four new homes. The overarching objective for the scheme is to allow for a high quality, residential led development which also provides improved and modern commercial floor space at ground and basement floor. The application scheme is in accordance with policy guidance set out within the National Planning Policy Framework, and accords with the development plan policies of Camden's Local Plan.

We trust that the submitted documents and supporting information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. However, should the Council require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours sincerely

Helena Burt

For and on behalf of
Rolfe Judd Planning Limited