

Delegated Report		Analysis sheet		Expiry Date:	15/06/2020
		N/A		Consultation Expiry Date:	05/07/2020
Officer			Application Number(s)		
Adam Greenhalgh			2020/1743/P		
Application Address			Drawing Numbers		
17 Tottenham Street London W1T 2AL			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of a frosted glass panel over the existing front light well.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0
Summary of consultation/ responses:		Site notice: 05/06/2020 – 29/06/2020 Press notice: 11/06/2020 – 05/07/2020 No objections received			
CAAC/Local groups comments:		None received			
Site Description					
<p>The site comprises a four/five storey terraced period building with a basement. It is located on the south side of Tottenham Street close to its junction with Whitfield Street and it is adjoined by similar four storey terraced period buildings. The building is set back 1.5m from the back edge of the pavement and it has an open lightwell at the front, behind black wrought iron railings.</p> <p>The application building is not listed but is located in the Charlotte Street Conservation Area. It is noted as being a Positive Contributor to the Conservation Area in the Charlotte Street Conservation Area Appraisal and Management Plan 2008. As a 'positive contributor' the building is a non-designated heritage asset.</p>					

Relevant History

2020/0624/P	17 Tottenham Street London W1T 2AL	Installation of fourth floor front facing doors following removal of existing doors.	FINAL DECISION	16- 03- 2020	Granted
2009/4964/P	17 Tottenham Street London W1T 2AL	Retention of works to the rear at basement/ground floor level and to the front including replacement of first and third floor windows to match original windows, and enlargement of the fourth floor extension by bringing the re-clad front elevation forward.	FINAL DECISION	27- 10- 2009	Granted

Relevant policies

National Planning Policy Framework (2019)

The London Plan 2016 and Draft London Plan 2019

Camden Local Plan 2017

Policy C5 Safety and security

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG1 Design (2019)

CPG Altering and extending your home (March 2019)

Charlotte Street Conservation Area Appraisal and Management Plan 2008

1. PROPOSAL

1.1 Planning permission is sought for the installation of a frosted glazed panel on the existing front lightwell. It would be sited at ground level and it would occupy the entire area of the lightwell.

2. ASSESSMENT

2.1 The principle planning considerations in the determination of this application are the following:

- Design and heritage
- Neighbouring Amenity

Design and effects on character and appearance of the Conservation Area

2.2 Local Plan Policies D1 (Design) and D2 (Heritage) 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; and 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 and listed buildings.

2.3 The site is located within the Charlotte Street Conservation Area and the Charlotte Street conservation area appraisal and management plan 2008 (CSCAAMP) notes that 'there is a notable character created by the consistent use of cast iron railings along frontages to separate the pavement from the basement lightwell'. Para 6.27 notes that railings and basements provide a hint as to original form of the street. Para 13.20 of the CSCAAMP notes that 'the Council will expect original architectural features and detailing to be retained, protected, refurbished in appropriate manner and only replaced where it can be demonstrated that they are beyond repair' and para 13.25 states 'The railings and basements along the majority of the frontages are an important facet of the character of the area. The Council will resist the loss of original railings and infilling of basement lightwells where this forms part of the area's character'.

2.4 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'. While not listed, the building is noted as making a positive contribution in the Charlotte Street conservation area appraisal and management plan 2008. It is therefore a non-designated heritage asset and as noted in the Design CPG, the Council will protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

2.5 The site retains its traditional built form and heritage value. The proposals have been reviewed by the Council's Conservation Officer who has confirmed that enclosing the light well under walk-on glass panels is atypical, both in form and materials, and it would harm the significance of the non-designated heritage asset and the character of the Conservation Area.

2.6 As noted in the CA statement, lightwells are an important facet of the area. Where they survive, they should be retained in accordance with para 13.25 of the CSCAAMP. The fact that, historically, some have been lost does not indicate that this one too should be enclosed. The applicant has provided a number of examples of different treatments of lightwells, apparently in the vicinity. However, many of these are temporary, or indicate the loss of heritage as a result.

2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. For the combination of reasons set out above the proposed development would fail to preserve or enhance the character and appearance of the host building, adjoining terrace and wider Charlotte Street conservation area.

Impact on neighbouring amenity

2.8 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight. The Council's supplementary planning guidance document CPG (Amenity) provides further advice on the application of these policies.

2.9 Do to the location and nature of the proposals, they would not materially impact neighbouring amenity in any of these regards. Although, the proposals are acceptable on this ground, this is not sufficient to overcome the harm to character and appearance of the host building and streetscene.

3. Recommendation

3.1 Refuse planning permission