

**Our ref:** AF/CW/Q090348  
**Your ref:**  
**Email:** angie.fenton@quod.com  
**Date:** 25<sup>th</sup> November 2020



Planning – Development Control  
London Borough of Camden  
Camden Town Hall  
London  
WC1H 8ND

Submitted via Planning Portal (PP-09270147)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**External alterations to second floor**  
**8 Tottenham Mews, Fitzrovia, London, W1T 4AE**  
**Submitted on behalf of Bericote Properties Limited**

We are instructed by our client, Bericote Properties Limited ('the Applicant'), to submit the enclosed planning application for the proposed external works at 8 Tottenham Mews, Fitzrovia, London, W1T 4AE ('the Site'). Specifically, planning permission is sought for the following development:

*"External alterations to second floor".*

The application has been submitted under Planning Portal ref. PP-09270147 and includes the following information in line with the Council's validation requirements:

- Planning application form, duly completed;
- Certificate A and Agricultural Holdings Certificate;
- Design and Access Statement, prepared by Quod;
- Site Location Plan (dwg. 1259\_Bericote\_LP);
- Existing / Proposed Roof Plan (dwg. 1259\_Bericote\_04\_RP);
- Existing / Proposed Front Elevation (dwg. 1259\_Bericote\_05\_FE);
- Existing / Proposed Street Scene (dwg. 1259\_Bericote\_06\_SS); and
- Existing / Proposed Rear Elevation (dwg. 1259\_Bericote\_10\_RE).

An online payment of £234 has been made to the London Borough of Camden (LBC), as well as the requisite planning portal administration fee.

**Quod** | Ingeni Building 17 Broadwick Street London W1F 0DE | 020 3597 1000 | quod.com

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## 1 Site and Surrounding Area

A Site Location Plan is presented at **Document 1**. The Site comprises the second (top) floor of 8 Tottenham Mews, Fitzrovia.

The building itself is located on the east side of Tottenham Mews in a terrace of properties of ranging heights and styles. To the rear, the building backs onto the properties which line the western side of Charlotte Street and which are predominately between four and five storeys in height.

The building is located within the Charlotte Street Conservation Area, which was originally designated in 1974 and extended in 1999. The conservation area is characterised by a range of building types although the most prominent is the terraced townhouse, which are between four and five storeys.

## 2 Planning History

On 20 August 2018, LBC granted planning permission (2018/2908/P) for the following development:

*'Erection of balustrade and alterations to access stairs in association with use of roof as a terrace'.*

There is no other planning history of relevance.

## 3 Proposed Development

Full planning permission is sought for the external alterations on the second floor at 8 Tottenham Mews. The proposed external works are listed below:

### Front Elevation

- Installation of 3no. replacement velux windows to match existing; and
- Installation of replacement riverdale slates to match existing.

### Roof Plan

- Installation of new concrete effect tiles; and
- Installation of replacement bridge to match existing and relocated to gutter line.

### Rear Elevation

- Installation of 1 no. aluminium window to match lower floors;
- Installation of new glazed handrail with opaque glass;
- Installation of new cladded box section to conceal SVP pipe;
- Installation of new anthracite timber slatted cladding; and
- Installation of new wall lights.



The changes are minor in nature and are limited to the top floor of the building. The amendments on the front elevation are like for like replacements of window frames and roof slates. They will be visually unobtrusive, as demonstrated in the submitted plans.

## 4 Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises the London Borough of Camden Local Plan (2017) and the Fitzrovia Area Action Plan (2014).

Material considerations comprise of the Camden Planning Guidance – Amenity Document (March 2018), the Charlotte Street Conservation Area Appraisal and Management Plan (2008) and the Camden Planning Guidance – Design Document (2019).

### Development Plan

#### London Borough of Camden Local Plan (2017)

**Policy A1 ('Managing the Impact of Development')** states that the Council will seek to protect the quality of life of occupiers and neighbours by seeking to ensure the amenity of communities, occupiers and neighbours is protected.

**Policy D1 ('Design')** states that the Council will seek to ensure high quality design in development and will require that development:

- *"Respects the local context and character;*
- *Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- *Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaption;*
- *Is of sustainable and durable construction and adaptable to different activities and land uses;*
- *Comprises details and materials that are of high quality and complement the local character; and*
- *Carefully integrates building services equipment..."*

**Policy D2 ('Heritage')** states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2



states that the Council will not permit the loss of or substantial harm to a designated heritage asset (including a Conservation Area).

Furthermore, Policy D2 states that Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

#### **Fitzrovia Area Action Plan (2014)**

Principle 9 of the Fitzrovia Area Action Plan states that the Council will seek a good standard of amenity for all existing and future occupants of land and buildings and will prevent cumulative harm to residential amenity from noise, mechanical ventilation, light pollution, deliveries and waste collection.

#### **Material Considerations**

##### **Camden Planning Guidance – Amenity (2018)**

The Camden Planning Guidance (Amenity) states that artificial lighting should be considered at the design stage and not affect the amenity of neighbours or wildlife.

##### **Camden Planning Guidance – Design (2019)**

The Camden Planning Guidance (Design) states that schemes should consider; the design of the building itself; the use and function of the building; using good quality sustainable materials; and the context of the development and its surrounding area.

Furthermore, the guidance states that the Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.

##### **Charlotte Street Conservation Area Appraisal and Management Plan (AAMP) (2008)**

A general approach to maintaining the Charlotte Street Conservation Area has been adopted and requires applications for development to be determined having regard to the special interest of the conservation area, and to include a Design and Access Statement which explains the design approach and context of the proposals and to be accompanied by sufficient, accurate drawings of the site and proposals.

The management plan also states that the appearance of all building within the conservation area are harmed by the removal or loss of original architectural features and the use of inappropriate materials. It also states that attention to the detailed design of proposals should be applied to smaller alterations.

## **5 Planning Justification**

This planning application seeks approval for minor external alterations at the front, rear and roof elevations at 8 Tottenham Mews, London.



The external alterations have been carefully designed to ensure that they do not have an adverse impact on the Charlotte Street Conservation Area or the adjacent properties. The external alterations will not be prominent from street level or from any other vantage point and no additional height or floorspace will be created. The majority of the external alterations proposed are to provide like for like replacements of aging materials.

The Charlotte Street Conservation Area Management Plan has been fully considered in the design of the proposals. For example, wherever possible the existing materials have been replaced like for like, such as the window frames and roof slates on the front elevation. The grey aluminium windows on the rear elevation have been chosen to match the lower floors. The opaque glass barrier to the rear stairwell is a significant improvement to the old existing railings. As such, it is considered that the proposals fully accord with Policies D1 and D2 of the Camden Local Plan (2017).

Given the location of the external alterations, care has been taken to ensure that they will not have a negative impact on the amenity of occupiers of neighbours. Care has been taken to ensure that the proposed external alterations do not have a negative impact on neighbouring properties and as such the proposals fully accord with Policies A1, D1 and D2 of the Camden Local Plan and the relevant principles of the Fitzrovia Area Action Plan.

## 6 Conclusion

We are instructed by our client, Bericote Properties Limited, to submit this full planning application for the proposed external alterations at 8 Tottenham Mews, Fitzrovia, London.

The proposed external alterations have been carefully designed to respect the site's location within the Charlotte Street Conservation Area and has taken care to ensure that it will not have a detrimental impact on the neighbouring occupiers and prospective users of the terrace. As such, the proposals fully comply with the Development Plan and should therefore be approved without delay.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. If for any reason this is not the case, please contact us immediately.

Yours sincerely

Angie Fenton  
Director

cc. Bericote Properties Limited.



## DOCUMENT 1

### SITE LOCATION PLAN

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# Location Plan



Site Plan shows area bounded by: 529244.14, 181701.17 529444.14, 181901.17 (at a scale of 1:1250), OSGridRef: TQ29348180. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

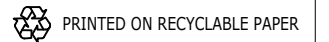
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IMMEDIATELY



## NOTES

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DRAWING STATUS

PROPOSED

CLIENT  
Bericote

PROJECT

8 Tottenham Mews  
Fitzrovia, London W1T 4AE

TITLE

Location Plan

DRAWING DATE	9
12/11/2020	

SCALE	RE
1:1250 @ A3	

VISION

Dwg No. 1259\_Bericote\_LP

CA

FILE NAME Bericote\_Planning Drawings.dwg