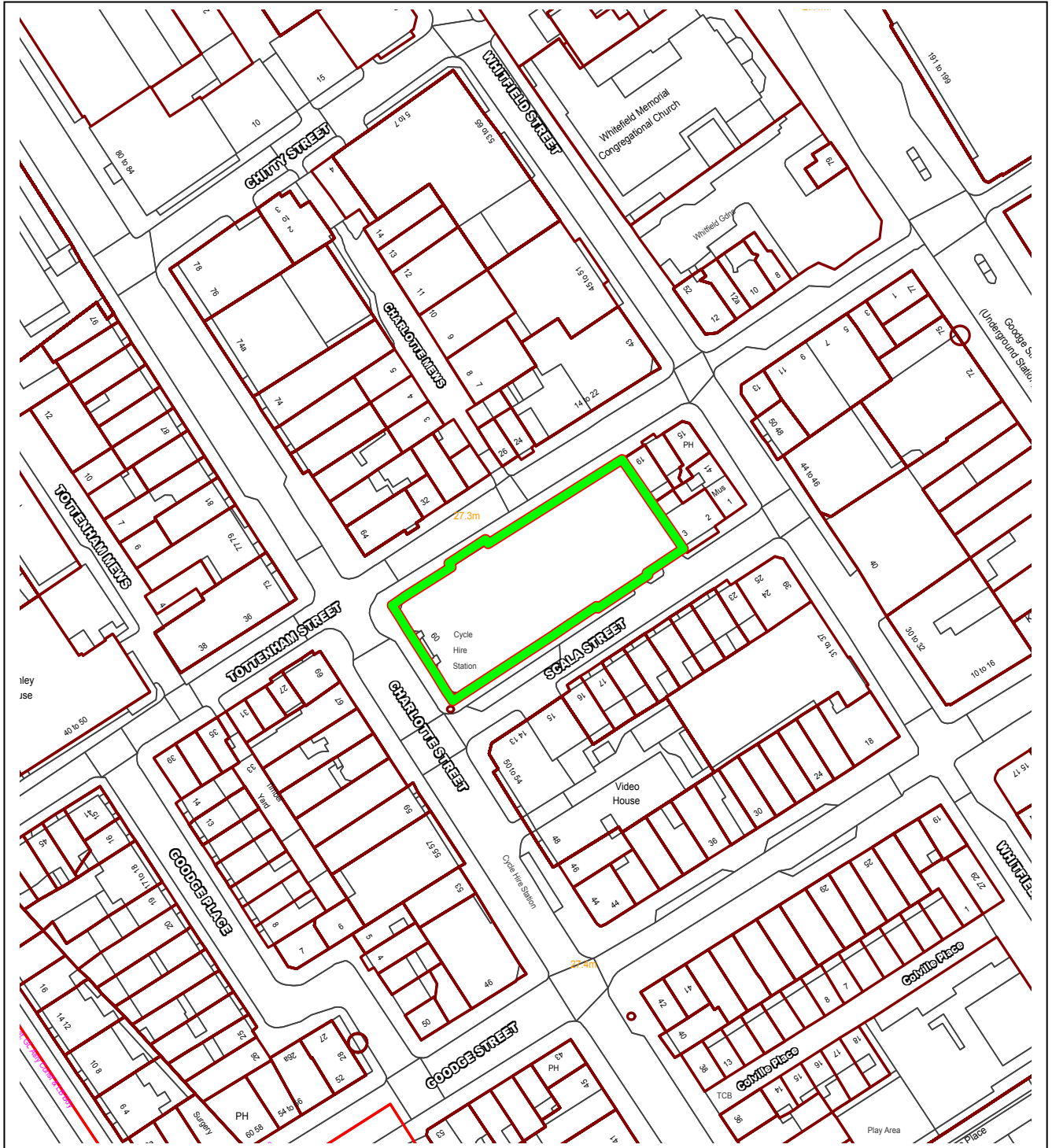


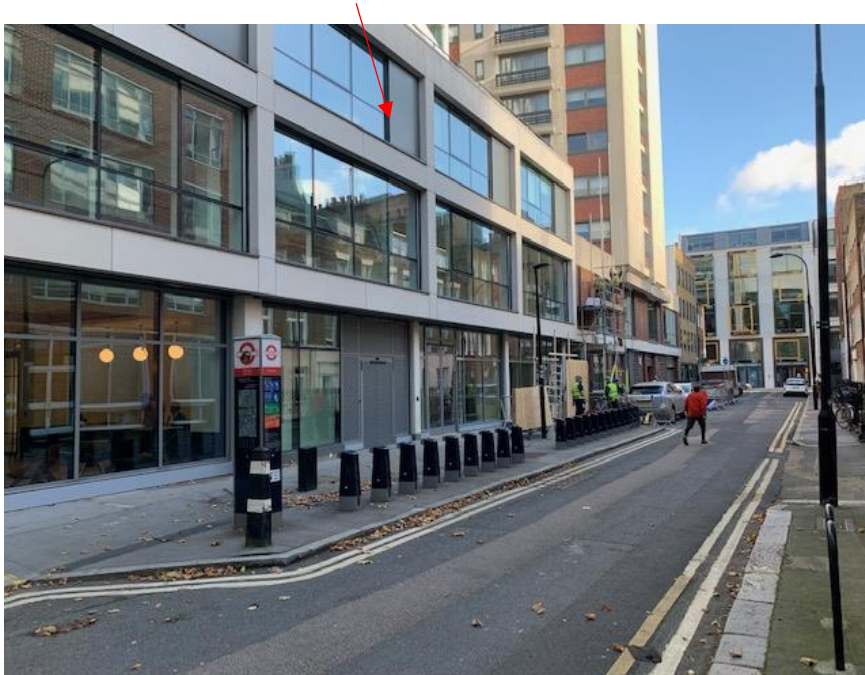
# 60 Charlotte Street London W1T 2NU ref. 2020/4356/P



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Site photos

1. Existing second floor panels on south elevation



2. Approved North West (Tottenham Street) elevation



01 Proposed NW Elevation  
20.201 1:100@A1, 1:200@A3

3. Proposed North West (Tottenham Street Elevation



01 Proposed NW Elevation  
20.201 1:100@A1, 1:200@A3

4. Approved south west (Scala Street) elevation



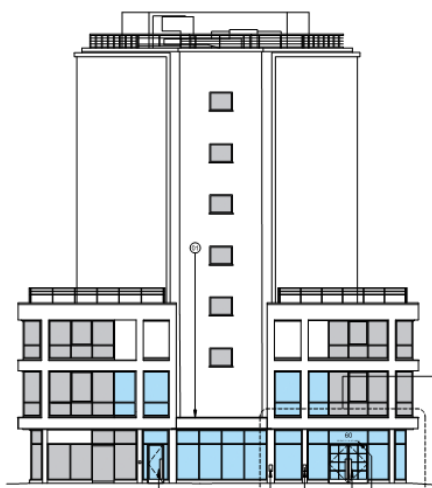
02 Proposed SE Elevation  
20.201 1:100(A1, 1:200(A3))

5. Proposed south west (Scala Street) elevation



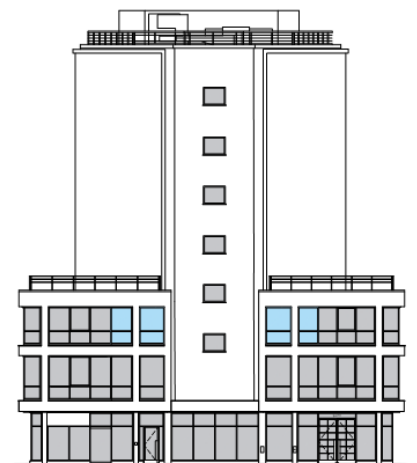
02 Proposed SE Elevation  
20.201 1:100(A1, 1:200(A3))

6. Approved south east (Charlotte St) elevation



01 Proposed SW Elevation  
20.201 1:100(A1, 1:200(A3))

Proposed south east (Charlotte St) elevation



01 Proposed SW Elevation  
20.201 1:100(A1, 1:200(A3))

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b> 18/11/2020
			<b>Consultation Expiry Date:</b> 15/11/2020
<b>Officer</b>		<b>Application Number(s)</b>	
Patrick Marfleet		2020/4356/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
60 Charlotte Street London W1T 2NU		Please refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
<b>Proposal(s)</b>			
Variation of condition 3 (approved plans) of permission reference 2019/4582/P dated 06/11/2019 (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 to replace solid panels at second floor level on the north west, south east and south west elevations with glazing.			
<b>Recommendation(s):</b>	<b>Grant conditional planning permission</b>		
<b>Application Type:</b>	<b>Full Planning Permission</b>		
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>		
<b>Informatives:</b>			
<b>Consultations</b>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>02</b>	No. of objections
			<b>02</b>
<b>Summary of consultation responses:</b>	<p>Site notice: displayed from 25/09/2019 - 19/10/2019 Press notice: displayed from 26/09/2019 - 20/10/2019</p> <p>Two objections were received from neighbouring residents, including the occupiers of 16 Scala Street.</p> <ol style="list-style-type: none"> <li>1. The panels have already been removed. We want these panels re-installed pending the alleged local democracy once offered in Camden.</li> <li>2. The contractors during lockdown have abused parking and hours of operation regulations and the rise in light pollution has removed the need for street lighting.</li> <li>3. We who live on Scala Street do not want the panels opposite our bedrooms and living rooms removed for the spooky benefit of Luxembourg landlords. In the rush to please the applicant, and for their interest can members ponder why closed panels were previously inserted? Could it possibly be that the people who went before you felt that the desires of large landlords should be balanced with the privacy concerns of the residents.</li> </ol>		

	<p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1. <i>The applicant has confirmed that the panels have been removed and boarded up but the glazing has not yet been installed.</i></li> <li>2. <i>Issues relating to light pollution are discussed in section 2.3 below.</i></li> <li>3. <i>The amenity impacts of the proposed alterations are discussed in section 2.3 of this report.</i></li> </ol>
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<p><b>Local Groups</b></p>	<p>The <b>Charlotte Street Association</b> objected to the application on the following grounds.</p> <ol style="list-style-type: none"> <li>1. The original planning permission had significantly more solid panels at Ground Floor, First Floor and Second Floor on all three elevations. In 2019, unfortunately, permission was granted for the 1st Floor solid panels to be removed and replaced with floor-to-ceiling glazed panels. This means that there is now already a significant loss of solid panels on each elevation compared with the original scheme. This already impacts on the residential in Scale Street and Tottenham Street, in terms of an increase in overlooking, loss of privacy and increased light pollution from the strong office lighting.</li> <li>2. This further application to remove more of the solid panels, this time at Second Floor level, will add further to what is already a bad situation in terms of the detriment of the residential amenity of the residents living opposite in Scala Street, Charlotte Street and Tottenham Street – a further increase in overlooking, loss of Privacy and light pollution. It is unacceptable that a series of such variations should be allowed, because when added together they have a great impact on residential amenity.</li> <li>3. The work to install the glazing on Scala Street appears to have already started without the required planning permission. There now appear to be plywood panels (instead of the original solid panels) in readiness for replacement glazed panels.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1-2. <i>The amenity impacts of the proposals are discussed in paragraph 2.3 below.</i></li> <li>3. <i>The applicant has confirmed that the panels have been removed and boarded up but the glazing has not yet been installed.</i></li> </ol>
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**Site Description**

The application site relates to an eight storey commercial building located between Charlotte Street, Scala Street, Tottenham Street and Whitfield Street. The building is predominantly in use as office space (Class B1) with an existing restaurant unit (Class A3) at ground floor level, on the corner with Tottenham Street.

The application building is not listed but is located within the Charlotte Street Conservation Area.

**Relevant History**

Application site

2019/4582/P - 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. **Approved following review at Members Briefing 06/11/2019.**

2015/1744/P - Various external alterations at ground floor level including the replacement of the existing barrel slide door with an automated single sliding glass panel door. **Approved 13/05/2015.**

## **Relevant policies**

### **National Planning Policy Framework 2019**

#### **The London Plan March 2016**

Draft New London Plan Intend to Publish Version 2019

#### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

T1 Prioritising walking cycling and public transport

#### **Camden Planning Guidance 2018/2019**

CPG Design

CPG Amenity

CPG Transport

#### **Fitzrovia Area Action Plan**

#### **Charlotte Street Conservation Area Appraisal and Management Strategy (July 2008)**

## Assessment

### 1 PROPOSAL

1.1 The current application seeks to vary condition 3 (approved plans) of permission reference 2019/4582/P dated 06/11/2019, to replace 12 existing solid panels at second floor level with windows.

1.2 The proposed windows would match the size and design of the existing windows at second floor level and would result in the removal of four solid panels on the north west elevation, four panels on the south east elevation and four panels on the south west elevation.

#### Revisions

1.3 No revisions have been sought in this instance.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants

#### 2.2 Design and conservation

2.2.1 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.

2.2.2 The proposed removal of the second floor panels along the Scala Street, Charlotte Street and Tottenham Street elevations with windows, are considered to represent minor alterations that would match the size and design of the existing windows at this level and would not have a significant impact on the character and appearance of host building or the surrounding conservation area.

2.2.4 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. The size, scale and design of the proposed alterations would not cause harm to the character and appearance of the Charlotte Street Conservation Area.

#### 2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Neighbouring residents have raised concern with regard to the cumulative impact the four additional windows proposed at second floor level would have on their amenity in terms of increased overlooking and light-spill. However, the host building has existing windows all across its southern and northern elevations facing the closest neighbouring properties on Scala Street and Tottenham Street. Therefore, the removal of four solid window panels on each elevation and replacement with window glazing is not considered to exacerbate current levels of overlooking at the site, particularly as they would share the same outlook as the 13 existing second floor windows on the north west and south west elevations. It is further noted that the use of the building is commercial, which typically has a different pattern of activity to residential uses (meaning overlooking issues are less sensitive).

2.3.3 Officers note the concerns raised by neighbouring residents with regard to the current light spill emanating from the first floor windows approved as part of application ref: 2019/4582/P, and the harmful cumulative impact both the approved and currently proposed windows would have on their amenity at night. However, the addition of 4 windows on each elevation is not considered to result in a significant increase in light spill beyond the existing situation, particularly given the 12m distance between the host building and front windows of the residential properties on Scala Street and Tottenham Street.

### **3 Recommendation**

3.1 Grant variation of condition application

#### ***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21<sup>st</sup> December 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***



Application ref: 2020/4356/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: [Patrick.Marfleet@camden.gov.uk](mailto:Patrick.Marfleet@camden.gov.uk)  
Date: 15 December 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:

**60 Charlotte Street**  
**London**  
**W1T 2NU**

Proposal: Variation of condition 3 (approved plans) of permission reference 2019/4582/P dated 06/11/2019 (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 to replace solid panels at second floor level on the north west, south east and south west elevations with glazing.

Drawing Nos:

Superseded plans: 1926-BG-ZZ-00-DR-A-20.272 P02, 1926-BG-ZZ-00-DR-A-20.271 P02

Plans for approval: 1926-BG-ZZ-00-DR-A-20.271 P03, 1926-BG-ZZ-00-DR-A-20.272 P03

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission 2019/4582/P dated 06/11/2019 .

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1926-BG-ZZ-00-DR-A-00.101 P01, 1926-BG-ZZ-00-DR-A-10.201 P01, 1926-BG-ZZ-01-DR-A-10.202 P01, 1926-BG-ZZ-02-DR-A-10.203 P01, 1926-BG-ZZ-03-DR-A-10.204 P02, 1926-BG-ZZ-ZZ-DR-A-10.251 P01, 1926-BG-ZZ-00-DR-A-10.271 P01, 1926-BG-ZZ-00-DR-A-10.272 P01, 1926-BG-ZZ-00-DR-A-20.201 P01, 1926-BG-ZZ-00-DR-A-20.202 P01, 1926-BG-ZZ-02-DR-A-20.203 P01, 1926-BG-ZZ-03-DR-A-20.204 P02, 1926-BG-ZZ-ZZ-DR-A-20.251 P01, 1926-BG-ZZ-00-DR-A-20.271 P03, 1926-BG-ZZ-00-DR-A-20.272 P03, 1926-BG-ZZ-00-DR-A-20.273 P02

Reason:

For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

**DRAFT**

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DECISION**