

HB/RL/P7847
4th March 2021

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

For the attention of Ms. Elaine Quigley

Dear Sirs

67 Charlotte Street, London, W1T 4PH
Planning Application for the partial demolition and reconstruction of the front and rear facades including internal and roof alterations to safeguard the structural integrity of the building

Planning Portal Reference: PP-09575648

On behalf of our client, H Company 6 Limited, we submit an application for full planning permission for the partial demolition and reconstruction of the front and rear facades including alterations to the roof to safeguard the structural integrity of the building at 67 Charlotte Street.

This application has been submitted as a matter of urgency following on-site investigations by structural engineers, Symmetry, which has identified a number of structural defects across the building. As a result of these defects, the engineers have considered that the building is in imminent danger of collapse. This application therefore seeks permission to carefully demolish those necessary parts of the building to allow for a new structure and its safe reconstruction in a like-for-like manner.

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;
- Planning and Heritage Statement (this Cover Letter) – prepared by Rolfe Judd Planning;
- Site Location Plan – prepared by Kyson Architects;
- Structural Report – prepared by Symmetry;
- Design and Access Statement (Planning Brochure) – prepared by Kyson Architects;
- Existing and Proposed Drawings – prepared by Kyson Architects;

It is confirmed that the requisite fee of £234 has been paid electronically online via the Planning

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Portal.

Site Location and Description

67 Charlotte Street is located on the western side of Charlotte Street and comprises a basement, ground plus three upper floors. The existing building is mixed use comprising a retail and restaurant unit (Class E) at basement and ground floor and residential (Class C3) on the upper first, second and third floors. The upper floors are in use as a single residential dwelling with access provided 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 and identified as a 'positive contributor'. The site is also designated within the Central London Area and Central Activities Zone.

Site Assessment

During a soft strip of the building severe and significant structural degradation was found. A full breakdown of the structural defects is provided in the submitted structural report prepared by structural engineers (Symmetrys) however, a brief overview is provided below and as follows:

Front Façade:

- Dropped front façade;
- Undermined pier to south façade;
- Significant internal and external cracking throughout piers and party walls (notable movement of brickwork);
- Leaning parapet with poorly bonded brickwork

Rear Façade:

- Bulging brickwork (surrounding rear bay window);
- Movement of bay window;
- Dropped brickwork;
- Cracking of internal brickwork adjacent to bay windows and along party wall;
- Leaning parapet

Internal Floors:

- Dropped ground floor joists;
- Water stained timber joists and rafters;
- Joists with full loss of section at supports;
- Bowing of internal floors

Rear Extension Roof:

- Water stained timber joists and rafters;
- Corroded steelwork

Owing to the significant structural defects and imminent health and safety concerns identified on site, we wrote to the Council on behalf of the applicants on the 14th February 2021 notifying them that emergency demolition and reconstruction works were necessary to secure the building and avoid danger to the public and neighbouring premises (in accordance with Section. 196D of the Town and Country Planning Act 1990).

A building control officer from the Council visited the site on the 24th February and a response was issued on the 25th February highlighting that they agreed with Symmetrys initial structural findings, however did not agree that the site was in imminent danger of collapse. Notwithstanding this, it was noted that subject to the agreement of planning officers, an appropriate demolition and rebuild would be considered suitable on-site in the interest of future safety and the structural integrity of the building.

A follow-up meeting with LB Camden was completed on 26th February 2021 to discuss the finding of the Council and agree a route forward to protect the historic value and aesthetics of the building whilst ultimately ensure the protection of public safety. The meeting concluded with the Council seeking the immediate submission of an application for the building's partial demolition and re-build.

This application therefore seeks planning permission for the essential demolition and reconstruction works required at the building.

Proposed Structural Scheme

This application seeks the part-demolition of the existing part-front and part-rear facades to enable the safe re-construction of the building to ensure its structural integrity.

The following structural works will be undertaken as outlined in the submitted planning drawings and engineer's report:

Front Elevation:

- **Windows:** All non-original windows at first, second and third will be removed and replaced with traditional double glazed timber sash windows with glazing bars. The rendered window arches will be reinstated to match existing.

The existing stone window sills will be carefully removed and reinstalled where possible. Where existing sills are not suitable for reuse, reclaimed stone sills will be sourced and will match existing.

- **Brickwork:** The brickwork façade will be carefully demolished / removed by hand and all bricks cleaned of existing mortar. All existing bricks which are sound will be reinstalled within the façade. Any existing bricks which are not suitable for reuse will be replaced with reclaimed bricks which will match the existing brick type, age, colouring and size. Any reclaimed bricks will be carefully mixed into the general brick mix so as not to provide any obvious changes and to maintain the original character.

The brickwork on the front elevation will be laid as per the current bonding and will be embedded on lime mortar with pointing to match existing.

- **Roof:** The roof will be repaired and made good. The existing non-original concrete roof tiles will be removed and replaced with traditional plain clay tiles.
- **Pipework:** The cast iron pipework (which runs along the building's façade adjacent to no.69 Charlotte Street) will be replaced like-for-like and painted in black to match existing.
- **Shopfront:** The existing shopfront at ground floor will be retained as far as reasonably possible and made good / repaired where necessary. Should the fascia require removal to facilitate the works new timberwork will be installed and finished to match existing like-for-

like.

Rear Elevation

- Windows: Same works as front elevation – All non-original windows removed and replaced with traditional double glazed timber sash windows with glazing bars. Rendered window arches removed and reinstated to match existing. Existing window sills removed and reinstalled where possible.

The lead dormer windows at third floor level will be removed and rebuilt in traditional leadwork detailing to match the existing.

- Rear bay window: The rear bay window will be demolished and rebuilt with lime rendered finish to match existing. The existing door at first floor level (which leads onto the rear terrace) will be replaced like-for-like.
- Brickwork: Same works as front elevation – brickwork façade will be carefully demolished / removed by hand and all bricks cleaned of existing mortar. All existing bricks which are sound will be reinstalled within the façade. Any existing bricks which are not suitable for reuse will be replaced with reclaimed bricks which will match the existing brick type, age, colouring and size. Any reclaimed bricks will be carefully mixed into the general brick mix so as not to provide any obvious changes and to maintain the original character.

The brickwork on the front elevation will be laid as per the current bonding and will be embedded on lime mortar with pointing to match existing.

- Roof: The roof will be repaired and made good. The existing non-original concrete roof tiles will be removed and replaced with traditional plain clay tiles.

Internal Works: Ground – Third Floors

- All existing timber joists are to be removed and replaced with new 200x50mm C24 timber joists
- New beams are to be taken into party wall and will be supported on concrete padstones
- New lintels will be inserted over door openings
- The staircase serving ground – third floors will be removed and rebuilt to specialist design

Please refer to the submitted engineering report and drawings for further details of the proposed structural works being undertaken to the building.

Planning Considerations and Heritage Assessment

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 indicate otherwise.

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

- Publication London Plan (2020)
- 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)

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 3: Sustainability (2018)

This statement will now outline and consider those planning matters having regard to local, regional and national planning policies.

Conservation and Design

The site is located within the Charlotte Street Conservation Area which was first designated in 1974 with subsequent extensions in 1981, 1985 and 1999. The Area Appraisal and Management Plan (2008) notes that the area is characterised by Georgian buildings typically of four storeys which are set back from the street by a small basement area. In accordance with the predominant building typology, 67 Charlotte Street is of townhouse and terrace form and stands at three storeys above ground. The front and rear façades comprise a red stock brick (with rendered bay window at the rear). Yellow stock brick is a prevalent building material in the conservation area evident in the front façades at no.63 and 65 Charlotte St which lie adjacent to the application site. However, as demonstrated by site photos, the façade of 67 Charlotte Street appears to use an alternative red brick. The front façade also shows signs of two alternative periods of brick-work– with a clear lineation between two different brick types / ages of brick. The lineation seems to suggest a later 're-built' section or change in brick type.

At national level the NPPF stipulates that the effect of proposals for non-designated heritage assets should be weighed against their preservation. Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Charlotte Street Conservation Area Appraisal states under Paragraph 11.16 that "...any proposals for the demolition of an unlisted building would need to be fully and robustly justified in terms of the requirements set out in PPG15".

Local Plan Policy D2 (Heritage) states that in order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications. Policy D2 further states that the Council will; require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area and; preserve trees and garden spaces which contribute to the character and appearance of a conservation area which provide a setting for Camden's architectural heritage.

This application seeks to carefully remove a structurally unsound and unstable structure (deemed to be at risk to the public) and rebuild it using the same materials in a like for like manner, using traditional materials and methods.

Structural engineers, Symmetry, have carefully considered the necessary options for the future protection of the building whilst taking into consideration the defects found, the urgency of the situation and necessary safety procedures. Symmetry state that alternative options, instead of demolition, would include undertaken in-situ repairs. However, this was dismissed given the extensive additional complexity of works required and potentially unsafe nature / sequencing of works which might lead to further movement and possible collapse. As such, engineers have concluded that the safest, quickest and most appropriate method to ensure a sound structure for the future longevity of the building would be to carefully remove each façade and re-build.

The proposals, and preferred method of works, will therefore preserve and enhance the character of the conservation area in accordance with Local Plan Policy D2 (Heritage). The demolition and reconstruction of the front and rear facades will primarily use the existing bricks however, in the instance the brickwork cannot be re-used reclaimed brickwork will be used to match existing. The brickwork will be laid as per the existing brick bonding and will be set within lime mortar.

It is recognised that the buildings front façade is the primary contributor to the surrounding conservation area and the proposed methods will ensure that the façade matches existing as far as possible. In addition, the existing non-original windows will be replaced with new timber sash windows which are more traditional and akin with Georgian / Victorian properties thus representing a significant enhancement. For clarity, the shopfront at ground floor will be retained, in the instance the fascia needs removing to facilitate the works new replacement timber fascia will be installed. The shopfront design will remain unchanged and will ensure that the street scene and character for pedestrians is unaffected.

Local Plan Policy D1 (Design) states that where alterations and extensions are proposed the Council will seek to secure high quality design in development which respects local context and character of the host building. In accordance with Local Plan Policy D1 (Design) the reconstruction will use existing materials where possible and otherwise like for like materials and techniques.

The demolition of the front and rear facades is necessary to rectify significant cracking along both elevations and party walls. The building is not listed, but is recognised as a building that makes a positive contribution to the Charlotte Street CA. Notwithstanding, the applicant, seeks to reconstruct the facades to match the existing materiality and typology with the added benefit to also sustain the building's contribution to its surroundings for the considerable future. The roof will be made structurally sound and all non-original concrete tiles will be removed and replaced with clay tiles.

It is further noted that extensive construction works and repair works (to brickwork, the insertion of new windows and new mansard roof) have previously been accepted at neighbouring 61-65 Charlotte St (Application Ref. 2015/1746/P) which was granted consent in January 2016. Whilst the structural integrity of no's 61-65 Charlotte Street during construction or the extent of works is unknown, the need to undertake upgrade works to similar building typologies to ensure their preservation is evident and has previously been accepted by the Council in this location of the conservation area.

In consideration of the above the works are necessary to make the building structurally safe and safeguard its future use and heritage contribution to the surrounding conservation area. The methodology and works proposed are the most appropriate from a conservation and structural viewpoint.

Summary

67 Charlotte Street is in need of urgent part-demolition and reconstruction works in order to safeguard the structural integrity of the building.

As demonstrated in the document prepared by Symmetrys, the brickwork has significant cracking throughout its piers and along its party walls and is bulging in areas along the rear façade. Further, the brickwork has dropped which alongside internal structural failings. Internally, the existing timber joists and rafters are water stained and failing in areas. The extent of degradation is also evident in the support steelwork which is corroded and has resulted in bowing of the internal floors. In view of the significant structural implications this application seeks immediate works to safeguard the structure of the building and protect health and safety.

The internal works proposed will have no impact on the character of the building. The existing degraded timber joists will be replaced with new timber joists; new steel beams inserted; existing staircase removed and rebuilt and; new lintels inserted over door openings.

The proposals will seek the careful demolition of the part-front and rear facades. The intention is for any existing bricks which are found sound to be re-used where possible within the new facades. Where this is not possible replacement reclaimed bricks will be introduced and will be sourced to match the existing brickwork. The existing windows will be removed and replaced with double glazed timber sash windows and the existing cills removed and reused where possible. The parapet will be levelled and roof covering finished in traditional clay tiles.

Overall, the works seek to significantly upgrade the structure of the building whilst retaining its character and contribution to the Charlotte Street Conservation Area. The methodology for the works is based on like-for-like replacement and materiality to match existing. The proposals are in accordance with the National Planning Policy Framework and Local Plan policy and seek to preserve the future contribution of 67 Charlotte Street to the conservation area.

We trust the information submitted is sufficient to assess and determine the application however, should you require anything further please do not hesitate to contact the undersigned. Given the urgency of the matter we look forward to a swift and positive determination.

Yours sincerely

Helena Burt

For and on behalf of
Rolfe Judd Planning Limited