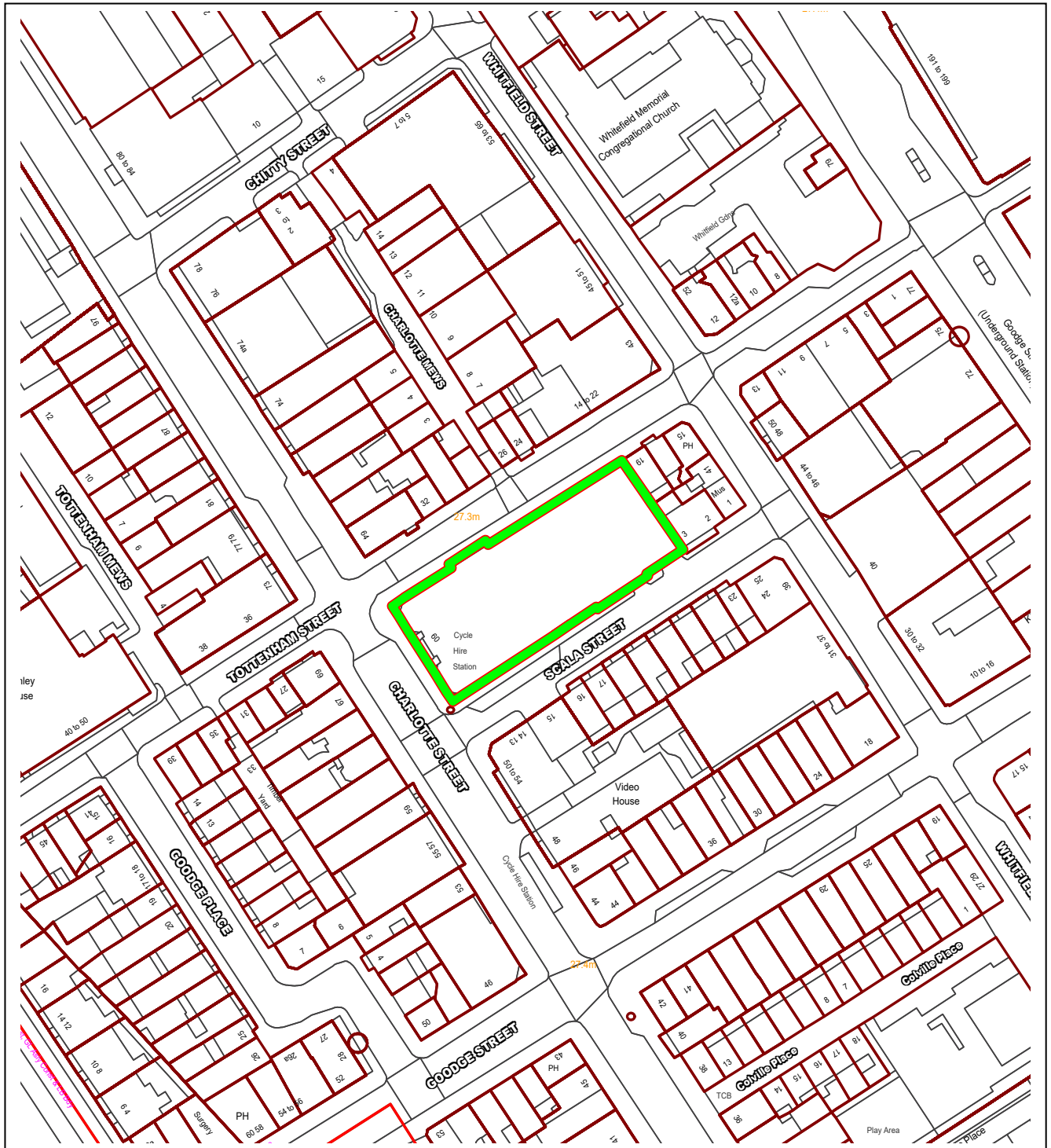


60 Charlotte Street London W1T 2NU



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Site photos

1. Aerial view existing roof of No.60



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		09/07/2021			
		N/A		Consultation Expiry Date:		25/07/2021			
Officer				Application Number(s)					
Patrick Marfleet				2021/2389/P					
Application Address				Drawing Numbers					
60 Charlotte Street London W1T 2NU				Please refer to draft decision notice					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature						
Proposal(s)									
External alterations associated with creation of roof terrace area at main roof level and installation of screening around existing plant .									
Recommendation(s):		Grant conditional planning permission							
Application Type:		Full Planning Permission							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		01		No. of objections		01	
Summary of consultation responses:		<p>Site notice: displayed from 30/06/2021 – 24/07/2021 Press notice: displayed from 01/07/2021 – 25/07/2021</p> <p>One objection was received from a neighbouring resident and the following concerns raised:</p> <ol style="list-style-type: none"> 1. We who live opposite this site have endured 15 months of construction noise and disruption. Light which spills from the work completed so far turns night into day. This is not the time to use delegated powers to reward the applicant for planning ideas with no benefit to neighbours. 2. Roof terraces are not a characteristic of the area. The arrival of private roof terraces - attractive only to the applicant and tenants of 60 Charlotte Street - must be set against the express outline of the Fitzrovia Area Action Plan and the purpose of a Conservation Area. <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. The amenity impacts of the proposals are discussed in paragraph 2.3 below. 							

2. *The impact of the proposals on the surrounding conservation is discussed in paragraph 2.2 below.*

Local Groups

Bloomsbury CAAC: No objection

Fitzrovia Neighbourhood Association objected to the application on the following grounds.

Our association strongly objects to this application. The proposed rooftop terrace is surrounded by homes on four sides. The use of the terrace as part of a commercial building would likely lead to a noise nuisance to the neighbouring residents. This would have an unacceptable negative impact on the amenity of local residents. For this reason the application should be refused.

Officer response

See section 2.3 below.

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

2020/0006/P - Use of part of third floor flat roof to the south as a terrace area including installation of access door and refurbished balustrade. **Approved**

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 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

Fitzrovia Area Action Plan

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

Assessment

1 PROPOSAL

1.1 The current application seeks planning permission for the use of the main roof of the building as a roof terrace area for the occupants of the existing office building below. The proposals also include some minor external alterations including:

- Installation of a rooflight with glazed access hatch and stair to provide access between 7th floor and roof level
- Installation of mesh screen around existing plant enclosure with trough planting.
- Installation of cladding to existing exposed plant

Revisions

1.2 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 roof terrace would be located on the main roof of the building at eighth floor level, where there is an existing safety balustrade around the perimeter which would be retained as part of the works and ensure the top of the building appears relatively unchanged.

2.2.3 Furthermore, the works associated with the creation of the terrace, namely the screening of the existing plant enclosure in the centre of the roof and the installation of a new access to roof level, are considered to represent minor alterations that would not have a significant impact on the appearance of the host building. Similarly, given the location of the terrace at eighth floor level, the proposed alterations would not be readily visible from the surrounding streets or neighbouring properties and would not cause harm to the character of the surrounding conservation area as a result.

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 location of the proposed alterations would not cause harm to the character and appearance of the

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. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Concerns have been raised with regard to the impact the proposed roof terrace would have on neighbouring amenity in terms of noise nuisance from occupants of the building using the terrace. However, is it unlikely the proposed terrace would generate harmful levels of noise particularly as it would be set well back from Tottenham Street and Scala Street and would be located five stories above the majority of residential properties surrounding the site. Furthermore, the terrace would only be accessible to occupants of the office space below who would be at the site during normal working hours Monday to Friday. A condition has been added to the decision notice restricting use of the terrace in the evening and at weekends/bank holidays.

2.3.3 Given the location of the proposed roof terrace at eight floor level, any views towards the windows of neighbouring residential properties below would be at very oblique angles and would not lead to harmful levels of overlooking as a result. Furthermore, the minor scale of the proposed external alterations and proposed plant screening would ensure no harm is caused to neighbouring amenity in terms of loss of light or outlook.

3 Recommendation

3.1 Grant conditional planning permission

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 27th September 2021, 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 and search for 'Members Briefing'

Application ref: 2021/2389/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 22 September 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
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)

Full Planning Permission Granted

Address:

60 Charlotte Street
London
W1T 2NU

Proposal:

External alterations associated with creation of roof terrace area at main roof level and installation of screening around existing plant .

DECISION

Drawing Nos: 1926-BG-ZZ-RF-DR-A-20.210, 1926-BG-ZZ-07-DR-A-20.209, 1926-BG-ZZ-ZZ-DR-A-20.275, 1926-BG-ZZ-ZZ-DR-A-20.273, 1926-BG-ZZ-ZZ-DR-A-20.258, 1926-BG-ZZ-00-DR-A-00.101, 1926-BG-ZZ-00-DR-A-10.273, 1926-BG-ZZ-00-DR-A-10.274, 1926-BG-ZZ-07-DR-A-10.209, 1926-BG-ZZ-RF-DR-A-10.210, 1926-BG-ZZ-ZZ-DR-A-10.253

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 this permission.

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-RF-DR-A-20.210, 1926-BG-ZZ-07-DR-A-20.209, 1926-BG-ZZ-ZZ-DR-A-20.275, 1926-BG-ZZ-ZZ-DR-A-20.273, 1926-BG-ZZ-ZZ-DR-A-20.258, 1926-BG-ZZ-00-DR-A-00.101, 1926-BG-ZZ-00-DR-A-10.273, 1926-BG-ZZ-00-DR-A-10.274, 1926-BG-ZZ-07-DR-A-10.209, 1926-BG-ZZ-RF-DR-A-10.210, 1926-BG-ZZ-ZZ-DR-A-10.253

Reason:

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

- 4 The proposed roof terrace hereby approved shall only be accessed between the hours of 08:00 and 20:00 Monday to Friday and not at all on weekends and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION