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80-83 Long Lane,
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25th March 2022

Dear Sir/Madam

FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 (as amended)

CREATION OF ROOF TERRACE AREA AT MAIN ROOF LEVEL WITH ASSOCIATED EXTERNAL WORKS AND ACCESS.

60 CHARLOTTE STREET, LONDON, W1T 2NU

Please accept this covering letter as an accompaniment to this full planning application for creation of roof terrace area at main roof level with associated external works and access at 60 Charlotte Street. This letter provides a summary of the site and the proposed development. Please also find enclosed a completed application form, a full set of existing and proposed plans including site location plan and a design and access statement.

The site

The application relates to 60 Charlotte Street which is located on the east side of Charlotte Street and is bounded by Scala Street to the south and Tottenham Street to the north. The existing site comprises an 8 storey twentieth century office building consisting of a 3-storey podium with a 5-storey tower above.

The building at 60 Charlotte Street is not listed although it is located within the Charlotte Street Conservation Area and the Fitzrovia Area Action Plan boundary. Surrounding the site is a mix of commercial and residential uses, whilst to the rear (north east) of the building is an adjoining tower comprising residential accommodation.

The site has a PTAL rating of 6b with excellent accessibility to public transport with Goodge Street London Underground station and frequent bus services running along Tottenham Court Road located 200 metres east of the site.

Planning history

Planning permission (**2021/2389/P**) was granted on 5th October 2021 for 'external alterations associated with creation of roof terrace area at main roof level and installation of screening around existing plant'.

The proposal

The proposal is for the use of the existing roof above the seventh floor to form a roof terrace. As part of the proposed works the existing ductwork and lift overrun to the roof will be hidden by a raised

platform with new flooring to create the terrace. A raised metal balustrade is proposed to the platform edge whilst the exposed roof plant equipment is proposed to be hidden by timber screening. A new mesh screen with planting is proposed to the central plant enclosure. Located to the centre of the existing plant enclosure, a new rooflight with glazed access door and stair to the terrace is proposed, whilst an extended area of plant is proposed for relocated plant equipment. The existing stair core is to be extended for fire escape purposes and is to be finished in cladding. Please refer to the design and access statement for more details of the proposal.

The application is effectively an amendment to the previously approved permission 2021/2389/P. The main difference between this application and the previously approved application is a relocated glazed stair access to the centre of the roof terrace, extended area of plant to allow for relocated plant and an extension to the existing stair core.

Design and visual impacts

Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 (the Local Plan) 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. 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.

Due to the set back of the proposed roof terrace from the perimeter of the roof and that the proposed terrace is at roof level on the existing building, the proposed works will largely be screened from public vantage points along Charlotte Street and Scala Street.

Where views are gained from upper floors of surrounding buildings, the proposed raised platform by virtue of it being installed on the roof level would have a limited visual impact whilst the proposed new glazed roof access is set within the profile of the existing plant enclosure and will therefore not result in any additional bulk and massing to the existing roofscape. By virtue of the small-scale works required for the extended areas of the east end of the plant enclosure and the extension to the existing stair core, these works will have no discernible visual impact to the building and surroundings.

Multiple green walls and planters are proposed which will help soften and improve any views of the existing roof and plant equipment from neighbouring properties. Overall, the proposed works are considered to result in a visual enhancement to the existing utilitarian appearance of the roof. The result would be an attractive and welcoming roof terrace which would provide amenity space for the 7th floor office users.

The proposed planting will help promote biodiversity and the provision of green infrastructure has significant environmental sustainability benefits by helping to cool the local microclimate and in playing a vital role in slowing the speed at which rainwater enters the drainage network. The development therefore complies with Policies CC1 and CC2 of the Local Plan and the guidance contained in the Council's CPG Guidance ('Energy and efficiency adaptation') which seeks to achieve those listed benefits through the provision of green infrastructure. Where views are obtained of the existing roof the green walls and planters will also improve the design and visual impact of the existing roof and surrounding conservation area.

In accordance with the aforementioned policies, the proposed development will preserve the character and appearance of the building and its impact on the Charlotte Street Conservation Area.

Neighbour amenity

Policy A1 of the Local Plan 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.

The nearest residential properties to the proposed terrace are located opposite on Scala Street and Tottenham Street and those to the rear within Scala House.

Due to the timber screen and planting proposed to the north east elevation of the terrace, overlooking would be prevented to the facing windows from Scala House. With regard to other surrounding properties, given that the roof terrace is at eighth floor level, any views towards windows of neighbouring properties below would be at very oblique angles and, combined with the separation distance between the terrace and neighbouring windows, would not result in overlooking. Furthermore, the minor scale of the proposed external works and the proposed plant screening would ensure no harm is caused to neighbours in terms of loss of light or outlook.

Turning to potential noise impacts, the proposed terrace would be for the use of the occupiers of the office space below. The use of the terrace would therefore be limited to office hours and not at unsociable hours which would be harmful to neighbouring amenity. This, combined with the fact that the terrace is set well back from Tottenham Street and Scala Street and that it would be located five stories above the majority of residential properties surrounding the site, would not result in unacceptable noise and disturbance to neighbouring occupiers.

As part of the proposed works, the east elevation of the existing plant enclosure is to be slightly extended to allow for relocated plant equipment (displaced by the proposed glazed stair access). On the basis that there is no new plant equipment proposed to this roof terrace and that this relocated plant is significantly separated from neighbouring occupiers, this will not result in noise and disturbance to neighbours.

For the reasons outlined above the proposed development is therefore not considered to cause harm to the amenity of any nearby residential properties in terms of noise disturbance, loss of outlook /light or a loss of privacy.

Summary

As demonstrated within this letter the proposed works are considered to have an acceptable impact on the character and appearance of the building and area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning