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Planning Development Control
London Borough of Camden
Camden Town Hall
London
WC1H 8EQ

31 May 2023

Dear Sir/Madam

RE: APPLICATION BY SHEPHERD FOODS HOLDINGS LTD FOR NEW OFFICE WINDOWS AT 77 SHELTON STREET, WC2H 2JQ

This application has been submitted via the Planning Portal (reference PP-12200105). Accordingly, please find the following attached in support of the planning application:-

1. Planning Application Form, signed and dated;
2. Relevant Ownership Certificates, signed and dated;
3. Site Location Plan at scale 1:1250, ref: 115/5;
4. Block Plan at scale 1:200 ref: 115/4;
5. South East Elevation existing and proposed at scale 1:100 ref: 115/P1;
6. Existing First Floor Plan at scale 1:100 ref: 115/P2; and
7. Proposed First Floor Plan at scale 1:100 ref: 115/P2.

The planning application fee has been paid via the Planning Portal.

In addition to the above and the enclosed documentation I would be grateful if you could take into consideration the contents of this letter in the determination of the planning application.

The Proposal

This application seeks a new windows to the first floor to improve the natural light into the first floor office space at Shelton Street to meet the needs of the building's occupiers.

The use of the building remains in office use, and the alteration merely relates to the window arrangement which will have the benefit of improving the natural light into this office space, resulting in an improved working environment for those on site, with



decreased need for artificial lighting and associated decreased energy usage benefits. The appearance of the building will remain largely unchanged. The design mirrors the existing windows elsewhere on this elevation.

Background

The property, which was constructed in the 1950s, is arranged on basement, ground and two upper floors of office accommodation. The ground floor unit known as 24/25 Drury Lane has historically been used for retail purposes. However in 2018 permission was granted allowing the rear part of the property fronting onto Shelton Street to be used as offices (ref: 2017/6560/P). This has been implemented. The front element of the unit facing onto Drury Lane continues to be occupied by Majestic Wines.

In 2013 an application was submitted by the applicant for '*Installation of a new shop front [facing Shelton Street] and the insertion of glazed doors along the south elevation [along the Shelton Street alleyway]*' under ref: 2013/6695/P.

Planning permission (ref: 2014/1157/P - approved 3 June 2014) granted consent for the erection of two mansard roof extensions facing Shelton Street and Drury Lane to provide additional Class B1 office space (102.5 sqm at the Shelton Street end of the unit of the building and 112 sqm at the Drury Lane end). There have subsequently been applications to vary the Drury Street elevation (ref: 2017/1053/P) and a non-material amendment (ref: 2017/5820/P) to make minor changes to materials, window/door positions and roof lights. These permissions have been implemented and the offices are all occupied.

In order to maximise the quality of the office environment at first floor level it has been requested that additional windows on the Shelton Street alley are added. The windows will be a continuation of the windows already existing on this elevation and will have a minimal impact on the appearance of the building yet improve its internal environment and also assist in decreasing energy usage in line with climate change objectives.

Planning Policy

The National Planning Policy Framework, adopted in July 2021, confirms that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise, but also confirms the assumption in favour of sustainable development, which includes seeking positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life.

The relevant Development Plan Policies are contained in the Camden Local Plan, adopted in July 2017. It is relevant to note that the site falls within the Seven Dials Conservation Area, the Central Activity Zone (CAZ) and within a 'highly accessible area'.

Policy G1 (Delivery and Location of Growth) confirms the Council's commitment to securing high quality development and promoting the most efficient use of land and

buildings by supporting development that makes best use of its site and resisting development that makes inefficient use of land. The policy outlines the assessed requirement for 685,000sqm of office floor space needed to 2031 for Camden.

Policy E1 (Economic Development) advises that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The Council will, inter alia, support businesses of all sizes, in particular start-ups, small and medium sized enterprises; maintain a stock of premises suitable for a variety of business activities; and direct new offices to Central London to meet the forecasted demand.

Policy E2 (Employment premises and sites) confirms the Council will encourage the provision of employment premises and sites in the borough. Existing sites will be protected particularly those that support small businesses and that support the function of the Central Activities Zone (CAZ).

Planning Issues

The proposal relates only to the addition of windows at first floor level to the building along part of the Shelton Street alleyway and no change to the use of building is proposed. The building will continue contributing to the economy of Camden as existing. Indeed, the addition of windows will ensure the offices continue to be occupied as this is a request from the new tenant.

The physical appearance of the building would remain broadly as existing, with solely the addition of additional windows at first floor level where the principle of windows, opposite existing office windows is already established. The new windows will provide natural light with the benefit of decreased energy usage, with its associated environmental benefits. Accordingly, it is considered that the proposed new windows will continue to contribute positively to the local character, function, viability and amenity of the area.

Furthermore the proposal continues to support office floorspace which is much needed in Central London and the borough, contributing to meeting a recognised requirement. Whilst the floorspace at 77 Shelton Street is relatively small this provides opportunity for small businesses and is supported by policies G1, E1 and E2 of the adopted plan.

There are no amenity issues arising from the proposal new windows as it will not raise any noise or disturbance issues. The site is located in a mixed use area with the immediate surrounding uses being primarily offices with similar access and window arrangements so the proposed windows are completely compactable with its position in this high density Central London location.

As noted above the site is with the Seven Dials Conservation area and consideration has been given to this but it is not considered there is any harm arising to Conservation Area.



Design and Access Statement

On the basis that application relates only to a minor change to the side elevation of the building there is no requirement for a Design and Access Statement. However, it is considered appropriate provision has been made to meet the needs of all.

Conclusion

The proposal complies with the development plan including specific policies G1, E1 and E2 supporting the provision of office floorspace in this location and ensuring the needs of occupiers are met. The new windows ensure that the quality of the office floorspace is maximised meeting the needs of those utilising the building.

I look forward to discussing the application in due course but if you have any queries, please contact me on

Yours faithfully

Jackie Ford
JMS Planning & Development

Encs