

164 Shaftesbury Avenue, London, WC2H 8HL

On behalf of Daejan Investments Ltd.

November 2023

Planning Statement



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1. Introduction

- 1.1.1. This Planning Statement has been prepared by Jones Lang LaSalle ('JLL') on behalf of Daejan Investments Ltd ('the Applicant') to support an application for proposed works at 164 Shaftesbury Avenue, herein known as 'the Site'.
- 1.1.2. The Site is located within the administrative boundary of the London Borough of Camden ('Camden'), within the ward of Holborn and Covent Garden.
- 1.1.3. This Planning Statement is submitted in support of the Application and must be considered alongside the other documents, set out below, forming and supporting the planning application.

1.2. Description of Development

- 1.2.1. This application seeks Full Planning Permission for the following development:

"Erection of part infill extension at ground and first floor, external alterations including new entrance and replacement gates on Mercer Street, replacement of three terraces fronting Mercer Street with one at fifth floor level, erection of new roof terrace at sixth floor level, replacement glazing at ground to fifth floor levels, and overhaul of building services including a new lift overrun and replacement and installation of plant."

Format of Submission

The application is formed and supported by the following documents:

Document	Author
Covering Letter	JLL
Planning Application Form	JLL
Certificates of Ownership	JLL
CIL Form	JLL
Site Location Plan at 1:1250 and Block Plan at 1:500	Child Graddon Lewis
Drawings & Schedule	Child Graddon Lewis
Design and Access Statement	Child Graddon Lewis
Planning Statement	JLL
Heritage Statement	KM Heritage
Acoustic Report	Clarke Saunders
Draft Construction Management Plan	RPM
Sustainability Statement	JLL
BREEAM 2014 – Refurbishment and Fitout	Watkins Payne

2. The Site and Surroundings

2.1.1. This section describes the Site and surroundings to set the context for the development proposals.

2.2. Site Description

2.2.1. 164 Shaftesbury Avenue is an unlisted office building located on the corner between Shaftesbury Avenue and Mercer Street (see **Figure 1** and **Figure 2**). It comprises a basement, ground and six upper storeys. The building sits on the perimeter edge of Seven Dials and is located within the Seven Dials Conservation Area. Although it is unlisted, the building lies within close proximity of other listed buildings, including the grade II listed Odeon Cinema which is located directly opposite on Shaftesbury Avenue (nos. 135-149), and a number of listed buildings to the west on Earlham Street and Monmouth Street.



Figure 1: Aerial view of the Site

2.2.2. The building was constructed in 1975 as part of a demolition and redevelopment scheme to create Earlham House, for use as shops, offices, and residential purposes. Earlham House altogether comprises 164 Shaftesbury Avenue, 1-19 and 17-23 Earlham Street, and 35 Mercer Street. Earlham House has been specifically mentioned in Camden's Seven Dials Conservation Area Statement for being an exception to the 'distinctive quality of Seven Dials' whereby it has a 'particularly damaging impact at street level on Mercer Street at the entrance to the basement car park'.

2.2.3. Earlham House has consequently been listed in the Conservation Area statement as a recent development that does not enhance the character and appearance of the area and is subsequently a negative feature.

2.2.4. The building has been vacant since August 2021; before this, the building was occupied in entirety by one single occupier for more than six months. The building has a lawful Class E use, formerly used as commercial offices, with ancillary storage, parking, and M&E in the basement.

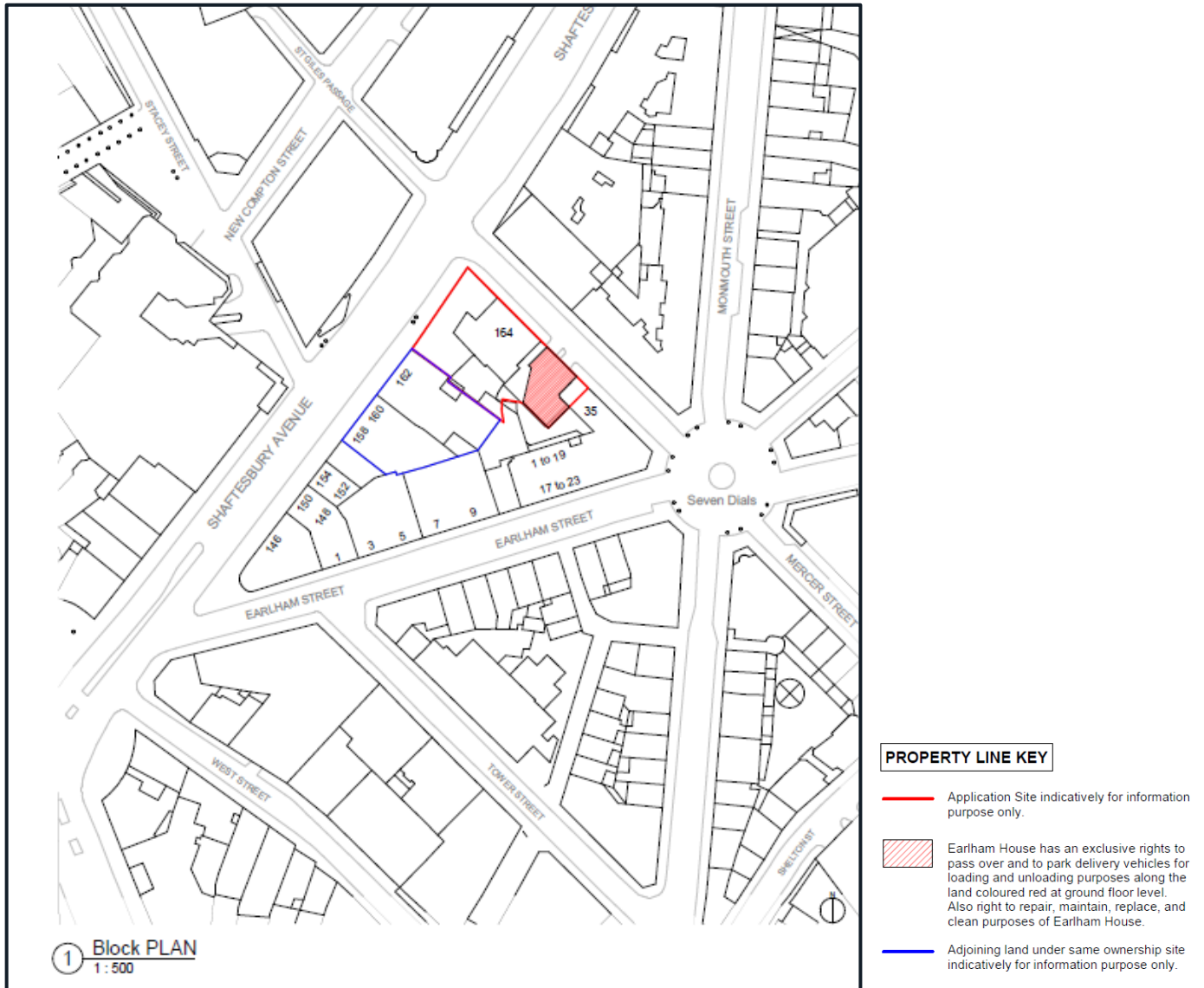


Figure 2: Site Location Plan

2.3. Description of Existing Site and Building

- 2.3.1. The building is in a poor and tired state given the building was last refurbished in 2008. The refurbishment did not replace the building's services at this time, and so are considered to be end of their life span and not fit for purpose for modern office requirements. Furthermore, they are a key contributing factor to the building's poor performance and inefficient energy usage.
- 2.3.2. The building's overall layout is undesirable for modern office occupier demand due to its lack of openness, sufficient natural daylight, and unimpeded access at each floor level: the floor plates are unevenly levelled when arriving to an upper storey from the lift.
- 2.3.3. Instead, occupiers arrive from the lift and are immediately presented with a balustrade and ramp in order to arrive at the prevailing higher floor level; the occupiers cannot seamlessly exit the lift step-free and walk ahead on the floorplate unimpeded.
- 2.3.4. The buildings short windows also limit the amount of natural daylight coming into the office floorplates, which is worsened by deep floorplates that are predominantly north-facing.
- 2.3.5. The ground floor office reception is poorly lit and cluttered. For example, upon entering the building, occupants are immediately welcomed by tall security sensors and barriers, creating a physically disconnected and unwelcoming space. The existing outdoor terraces at fifth floor level are currently very disconnected which prevents engagement between office workers. The spaces are also small which are not welcoming or attractive for use.
- 2.3.6. The basement lacks high-quality well-serviced cycle storage and changing facilities, nor are they properly laid out and individually designated. There is also existing office floorspace at basement level, which is compromised in space, does not connect well to the remainder of the building, and receives no natural daylight.
- 2.3.7. On the basis of the above, 164 Shaftesbury Avenue is in vital need of refurbishment and upgrading, including the provision of new servicing and M&E equipment, improved daylighting, level access and cycle storage.

2.4. Surrounding Context

- 2.4.1. The Site has a predominantly commercial and mixed-use character. The immediate vicinity on Shaftesbury Avenue consists of mostly either entire office buildings (e.g., 125 and 158-162 Shaftesbury Avenue) or retail and food and beverage at street level and offices on the upper floors. South of the site is Seven Dials, forming the north west corner of Covent Garden, which are both considerable hubs of commercial activity, characterised by an array of food, beverage, and retail premises (the latter including international flagship stores alongside grooming and beauty boutiques).
- 2.4.2. Exceptions to this include the Odeon Cinema opposite the Site on Shaftesbury Avenue, a church adjacent on Shaftesbury Avenue, and a hotel to the rear of the Site on Mercer Street.

- 2.4.3. Some residential properties are also located within the vicinity of the Site, the nearest being some residential flats at 152 Shaftesbury Avenue to the west, apartments in Earlham House adjoining the Site to the south east, and flats on 9 Earlham Street to the south. The windows which overlook the Site from Earlham House do not serve habitable rooms, with deck access provided on Earlham Street.

2.5. Local Policy Designations

- 2.5.1. There are several designations which apply to the Site.
- 2.5.2. **Figure 3** provides an extract of the policy map in relation to the Site.

Economic

- 2.5.3. Central London Area (elsewhere known as the Central Activities Zone 'CAZ'): which among other objectives, seeks to protect London's vibrant commercial heartland to ensure remains a key driver of the UK economy, in addition to managing the attractions of the area as a global destination for culture, entertainment, shopping and tourism.
- 2.5.4. Article 4: Camden Council has enacted Article 4 powers to ensure the protection and avoid the loss of commercial, business, and service (Class E) uses to residential (Class C3) uses in the local area.
- 2.5.5. Knowledge Quarter Innovation District area: The district spans from Camden Town to Holborn and Covent Garden and seeks to develop a world-class cluster of scientific and knowledge based institutions and companies. Particular focus is placed on organisations that specialise in sectors such as life sciences, data and technology and the creative industries.

Heritage and conservation

- 2.5.6. Seven Dials Conservation Area: the Site is located within the Seven Dials (Covent Garden) Conservation Area, with Shaftesbury Avenue within the vicinity of Denmark Street and Bloomsbury Conservation Areas.
- 2.5.7. Secondary Protected Frontage status: which protects the secondary frontage as locations for retail and commercial in order to support the viability and vitality of the centre. This status seeks to mix and balance of uses within frontages for each designated centre.
- 2.5.8. Tier 1 Archaeological Priority Area (1.2 Lundenwic) designates the area as key site of former settlements dated to Roman and Saxon times, and subsequent urbanisation of Covent garden and surrounding areas.

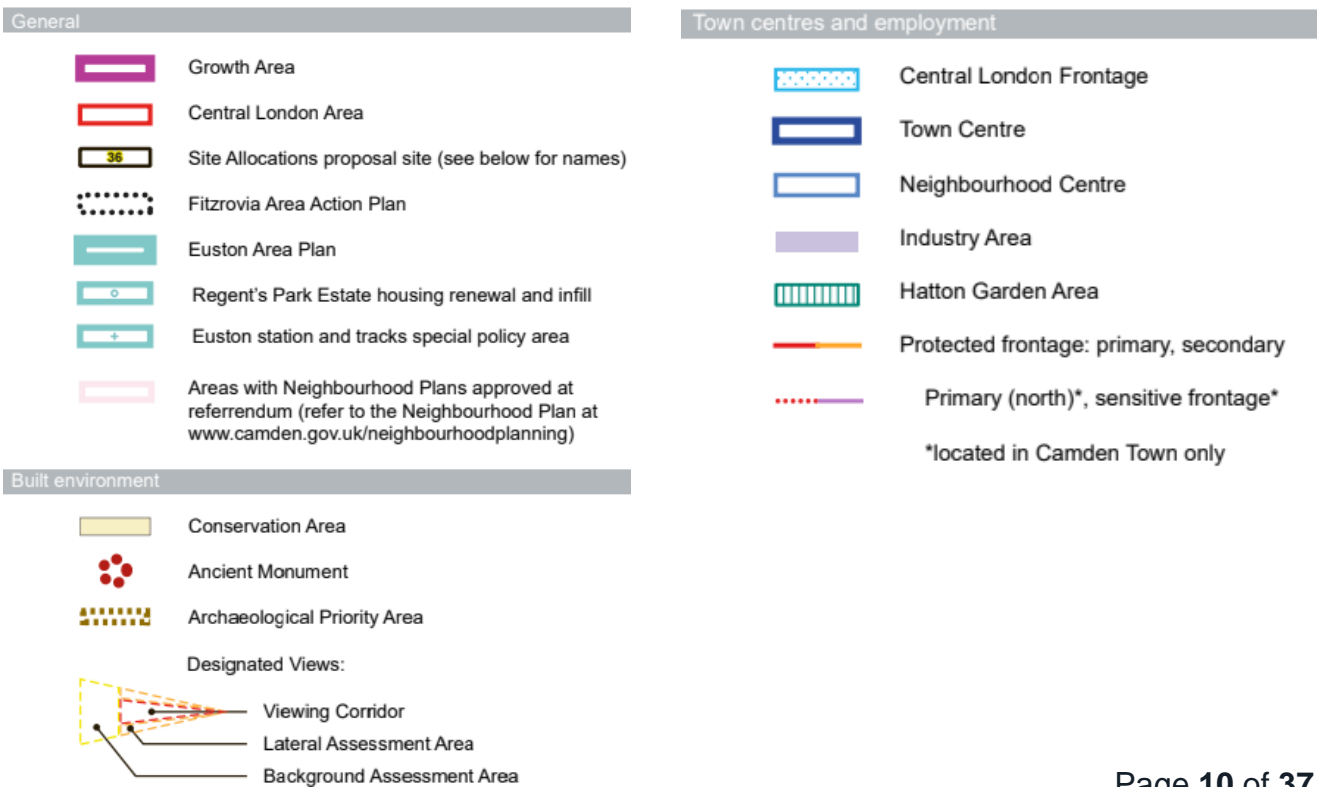
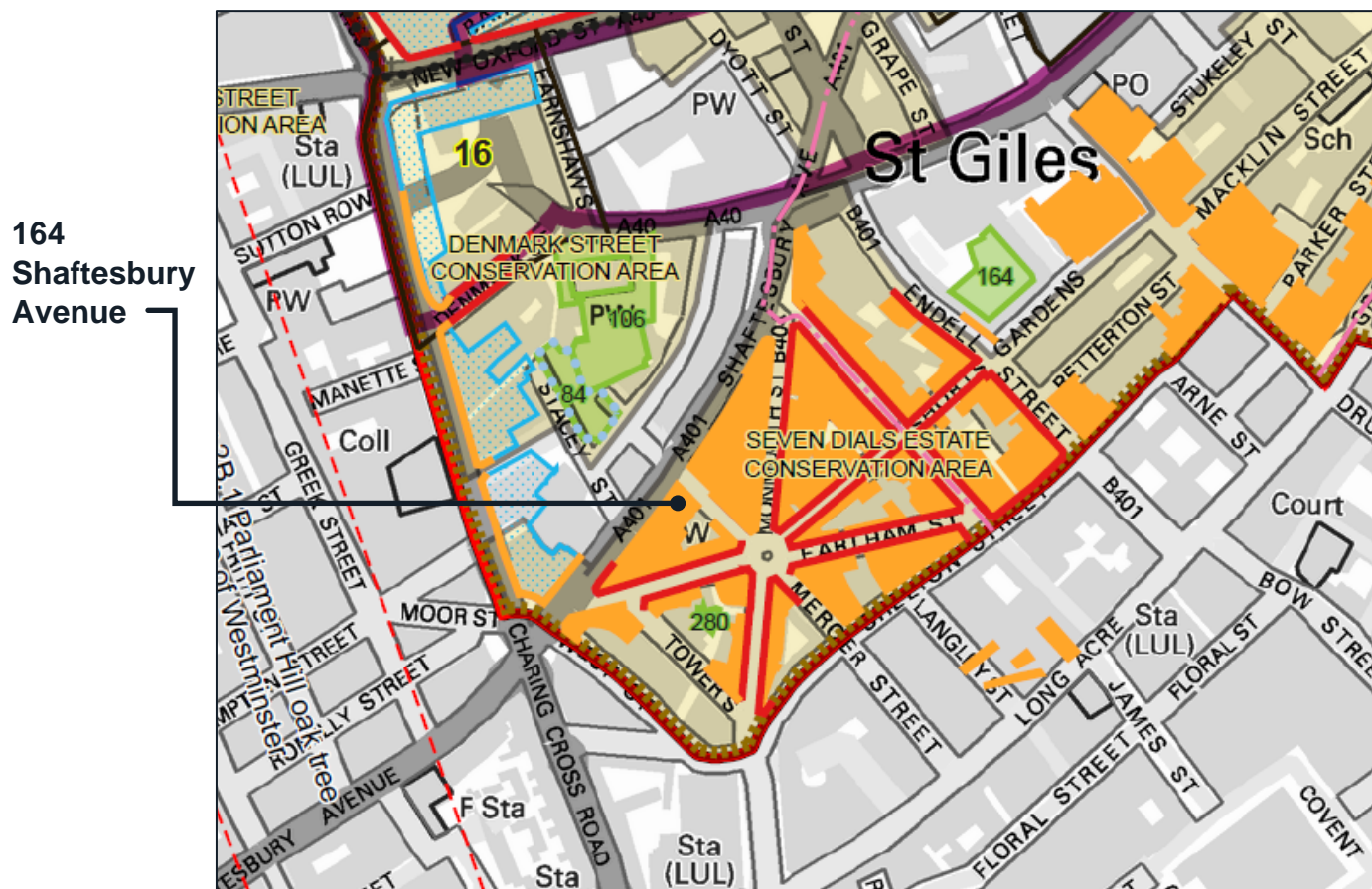
Nature and environment

- 2.5.9. Flood Zone 1: which designates that the Site is not within a flood risk area.

Transport

- 2.5.10. Public Transport Accessibility Level (PTAL): The Site has exceptional public transport links and has a PTAL rating of 6b 'Excellent' (6b being the highest score).
- 2.5.11. The site is within a five-minute walking distance to Covent Garden and Leicester Square tube stations to the south, and within a 10-minute walk to Tottenham Court Road tube station to the north.
- 2.5.12. The Site is also within a short walking distance of a number of bus links, including on Shaftesbury Avenue and Charing Cross Road.

Figure 3: The Site's policy designations as per Camden's Policies Map, August 2021



3. Planning History

3.1. 164 Shaftesbury Planning History

- 3.1.1. A search of Camden's online statutory planning history register showed the following historic records for the Site.
- 3.1.2. The Site has a long planning history, dating back to as early as 1960. Permission was granted in the 1970s for the complete demolition of 164 Shaftesbury Avenue, along with 15-27 Earlham Street, and 33-43 Mercer Street, for the erection of new buildings for use as shops, offices, and residential purposes. Permission for the iron railings and gates to enclose the rear courtyard space was granted in December 1993.
- 3.1.3. An extension at fifth floor level to the south was originally refused and dismissed at appeal in the late 1990s for reasons of loss of light and outlook for adjoining neighbouring properties.
- 3.1.4. This was overcome in 2005 following discussions with officers, feasibility proposals, and a sunlight and daylight assessment to satisfy that there would be no detrimental impact. The developments permitted in November and December 2005 have largely been carried out, with the exception of the tall stair riser at fifth floor level on the Mercer Street frontage, which has not been built-out as per the approved plans.
- 3.1.5. More recently, a planning application (2022/2009/P) was made in June 2022 but later withdrawn at the end of 2022 following the advice and consultations with Camden in relation to design.
- 3.1.6. **The** fuller planning history schedule can be found in Table 1 in **Appendix A**.

4. The Proposed Development

- 4.1.1. This application seeks full planning permission for the following development:

“Erection of part infill extension at ground and first floor, external alterations including new entrance and replacement gates on Mercer Street, replacement of three terraces fronting Mercer Street with one at fifth floor level, erection of new roof terrace at sixth floor level, and replacement glazing at ground to fifth floor levels, and overhaul of building services including a new lift overrun and replacement and installation of plant.”

4.2. The Proposals

Overview

- 4.2.1. 164 Shaftesbury Avenue underwent a refurbishment 2007-08, which resulted in poor internal floor layouts, sub-par M&E, and requires vital works in order to bring it to modern standards and requirements. In addition to external alterations to improve its appearance and functionality.
- 4.2.2. Overall, the proposals seek to extensively refurbish the building for the continued use of the building as offices and some ancillary retail at ground floor level (all falling within Planning use Class E).
- 4.2.3. Internal alterations and reconfiguration are sought to improve the function and aesthetic of the building. For example, to increase floor-to-ceiling heights to bring the building in line with modern standards, open up the floorplates to provide flexible spaces and break-out spaces and provide a consolidated building core that shall accommodate new larger lifts, a larger staircase, and accessible toilets.
- 4.2.4. External alterations are proposed in line with advice and guidance provided by officers to maintain and enhance the existing architectural character of 164 Shaftesbury Avenue in relation to its surrounding context.
- 4.2.5. As the existing M&E equipment is outdated and sub-standard for modern office requirements, it is proposed to rationalise and consolidate existing M&E systems with new M&E equipment which is located in designated spaces in the basement and at roof level.

Basement level

- 4.2.6. At basement level, it is proposed to reduce the number of existing car parking spaces from six spaces to two. One space designated for EV charging and one space designated for disabled parking. This allows for greater accommodation for cycle parking with a proposed 46 cycle spaces and is a considerable increase from the existing 13 cycle spaces. This exceeds the cycle space requirements prescribed by London Plan (2021), BREEAM, WELL and BCO.

- 4.2.7. Additionally, it is proposed to provide 10 showers, 42 lockers and 4 drying stations to further support active travel ambitions. Furthermore, one of the 46 cycle spaces will be a 'non-typical' cycle space in line with the London Plan to accommodate other needs such as handcycles, tricycles and tandems.
- 4.2.8. The remaining areas in the basement will accommodate plant, M&E equipment, and staff toilets and changing/shower facilities.

Ground floor

- 4.2.9. The proposed ground floor level will be arranged around a central lift and stair core with accessible toilets. The space is broken down into two primary functions: a main reception area to the north east, and a tenant break out/meeting space to the south and south west.
- 4.2.10. The current entrance onto Shaftesbury Avenue is setback deep into the building and composed of series of ramps, steps and a revolving door. The new reconfigured corner will be partially infilled but still offer a setback to provide a wider pavement for pedestrians and space in front of the entrance. The new curtain wall will introduce transparency and a more contemporary feel for the new reception and lobby area.
- 4.2.11. To allow quicker access to the building's core and reception area an additional entrance is proposed in the centre of the building frontage on Mercer Street with a set of automatic sliding doors.
- 4.2.12. The removal of the existing pedestrian barrier will enable greater pedestrian traffic and flow across the associated pavement.
- 4.2.13. Reflecting the fundamental shift from vehicular use and activity towards cycling and active travel, it is proposed to replace the existing gates with a new high-quality design, which could potentially feature an abstracted artwork related to the Seven Dials area. This will significantly improve the appearance of the gates at street level whilst also providing a site specific and cultural reference to what is otherwise a practical element of the building.

Floors 1 to 4

- 4.2.14. The first to fourth floor levels share a similar floorplate layout which is arranged around a central stair and lift core that services all floors. Each floor will benefit from improved toilets (including disable toilets) and ease of access to the core. Accessibility will also be greatly improved by the removal of existing raised floor access to create a single level floor plate.
- 4.2.15. The first-floor level varies slightly from this layout in order to incorporate the proposed curtain wall as part of the reconfigured entrance on Shaftesbury Avenue and to give access to the secondary stair is located at the far eastern-end of the building, connecting the floors from first to sixth floor level.

Floors 5 and 6

- 4.2.16. At fifth-floor level, the three existing terraces are proposed to be consolidated into one longer terrace that wraps around the façade of the building. There will be a small extension to the building floorplate at this level on Shaftesbury Avenue, whereby the floorplate shall project forward slightly.
- 4.2.17. At sixth floor level, it is proposed to create a new private amenity terrace for the offices in addition to the one already existing at this level. The existing secondary stairway to the rear of the building at fifth floor level will be extended to sixth floor with a new lightweight metal railing to provide access to the new outdoor space.
- 4.2.18. The neighbouring flats in Earlam house provide access to bathrooms and kitchens facing the site as can be seen in sale particulars of these flats and other evidence.
- 4.2.19. The proposed stair extension would not include a new stair enclosure, so as to not be visible from street level. The staircase will be compliant with building and fire regulations (e.g., heat tracing will be integrated to ensure trip and slip hazards are avoided during adverse weather conditions).
- 4.2.20. Seven new PV panels are proposed at main roof level, positioned upon the ductwork.

Façade and exterior finishes

- 4.2.21. The proposed retention of the external façade seeks to preserve the singularity and consistency of architectural expression recognised on the existing building. Taking a retrofit approach with structure and façade retention will support a low carbon proposal.
- 4.2.22. The proposed façade retains the solidity of brick and glazing repetition, with like-for-like replacement of fenestration above the first floor, with bricks retained and cleaned. To accommodate the reconfiguration of entrances at ground level, new glazing and louvred spandrels panels retain continuity of the previous façade.

4.3. Area Schedule

4.3.1. **Table 3** presents the overall area schedule of the Site.

4.3.2. There will be a net GIA uplift of + 20 sqm and net GEA uplift of +25sqm. This is created by the ground floor infill extension on the Shaftesbury Avenue elevation and the reconfigured glazing line on this elevation on floor 1.

Table 3.: Building uses and existing and proposed floorspace schedule (GIA sqm)

Floor level	GIA			GEA		
	Existing GIA (sqm)	Proposed GIA (sqm)	+/- GIA (sqm)	Existing GEA (sqm)	Proposed GEA (sqm)	+/- GEA (sqm)
Basement	800	800	0	880	880	0
Ground	354	359	+5	376	386	+9
First floor	481	496	+15	527	537	+10
Second floor	512	512	0	562	562	0
Third floor	512	512	0	562	562	0
Fourth floor	489	489	0	546	546	0
Fifth floor	405	405	+16	511	515	+4
Sixth floor	252	252	+	386	386	0
Roof	31	31	0	35	37	2
Total	3836	3856	+20	4385	4410	+25

4.4. Access

4.4.1. Access to the building will be provided via the entrance on Shaftesbury Avenue accessed through automated double doors and the entrance on Mercer Street accessed through automatic sliding doors.

4.4.2. Secondary access is achievable via the gates on Mercer Street, to a vehicle ramp leading down to the basement.

4.4.3. All doors will have step-free access and be automated to comply with Part M requirements. Suitable door handles and openings for people with limited manual dexterity will be provided.

4.5. Parking

- 4.5.1. Two car spaces will be provided in the basement, accessible from the ramp behind the gated entrance on Mercer Street.
- 4.5.2. A total of 46 cycle spaces will be provided within the basement also and separated into two zones. One larger zone, will accommodate 36 long-stay cycle spaces, made up of 25 wall-mounted racks, 5 Sheffield stands, an area for scooters, and 1 non-typical space.
- 4.5.3. The smaller zone will accommodate 10-short stay spaces, comprised of 6 wall-mounted racks and 4 free-standing bike racks. A bike repair and maintenance station, and showers (male and female), drying space, and lockers are also provided within the basement.

4.6. Waste Storage

- 4.6.1. A refuse store is located at basement level and accessed via the ramp from street level, or via the lifts from the upper floors.
- 4.6.2. Both general and recycling containers will be accommodated within the store which shall accommodate a total of 5 x 1100L Eurobins, bringing the building up to current standards.

5. Planning Policy Context

- 5.1.1. This section provides an overview of the Council's Development Plan, and shall consider the relevant national, regional, and local policies and other material considerations against which the planning application will be assessed.
- 5.1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence.
- 5.1.3. The Statutory Development Plan for Camden comprises the following:
- The London Plan (adopted March 2021)
 - Camden Local Plan (Adopted July 2017)
 - Site Allocations Plan (Adopted September 2013)
 - Euston Area Plan
 - Fitzrovia Area Action Plan
 - North London Waste Plan
- 5.1.4. Camden is under a legal duty to have regard to all material considerations. This includes the Government's National Planning Policy Framework ('NPPF') which was published in 2019 but recently updated in September 2023, the National Planning Practice Guidance (NPPG) (June 2021) and the requirements of relevant Circulars. This also includes Supplementary Planning Guidance and Documents (SPGs and SPDs) produced by the Greater London Authority ('GLA') and Camden. Of relevance is the Seven Dials Estate Conservation Area Statement adopted in 1998.

5.2. London Plan (2021) Relevant Policies

- 5.2.1. The London Plan is the spatial development strategy for Greater London. It sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The Chapters considered most relevant to the proposals are Chapters 1, 3, 7, and 10.

Planning London's Future—Good Growth

- 5.2.2. Policy GG1 emphasises the importance of inclusive growth which comprises openness, diversity, and equality and that these principles must be designed into places and developments early on, including early on in the engagement part of the planning process early on. The Chapter also recognises the importance of health and wellbeing and reducing health inequalities, as well as London's role in tackling and mitigating Climate Change. To achieve these ambitions, Policy GG2 of the Chapter promotes sustainable

mixed-use places which requires development, for example, to make the best use of land; prioritise sites which are well-connected to existing or planned public transport; and apply a design-led approach to optimise sites.

- 5.2.3. The Policy also supports the intensification of the use of land where it is well-connected to jobs, services, infrastructure, and amenities by public transport, walking and cycling. This ties in with the objectives of Policy GG6, which require development to improve energy efficiency and move towards a low carbon circular economy. Policy GG3 seeks to, for example, improve London's air quality and access to quality green and open spaces; ensure that buildings are appropriately ventilated and heated; and recognises the importance of mental health just as much as the physical. Lastly, Policy GG5 seeks to conserve and enhance London's global economic competitiveness and ensure fair distribution of its economic success with all Londoners, such as by promoting the diversification of London's economy; promoting its rich heritage and cultural assets, including its role as a 24-hour city; and making the most of London's public transport, cycle, and walking networks.

Design

- 5.2.4. Policy D3 requires development to make the best use of land by following a design-led approach. Similarly, Policy D4 requires the delivery of good design. As such, these policies require development to positively respond to a site's layout and form, quality and character, and experience. This includes ensuring that developments are high-quality, safe & secure, sustainable, well-connected and maximise opportunities for urban greening, for example. Policy D5 requires development proposals to achieve the highest standards of accessible and inclusive design. For example, by designing high quality spaces that facilitate and encourage social interaction and inclusion and are easily accessible to all. This policy includes the careful consideration of emergency evacuation measures. For example, any proposals where lifts are installed, at least one must be suitable as a fire evacuation lift. Policy D14 requires development proposals to reduce, manage and mitigate noise to improve health and quality of life.

Heritage and Culture

- 5.2.5. Policy HC1 requires that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.

Transport

- 5.2.6. Policy T1 outlines the Mayor's strategic approach to transport whereby 80% of all trips in London are to be made by foot, cycle, or public transport by 2041. Subsequently, all development is expected to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking, and cycling routes.
- 5.2.7. Policy T2 focuses on the Mayor's 'Healthy Streets' ambition whereby development should reduce the dominance of vehicles—stationary or moving—, should be permeable by foot and cycle and connect to local walking and cycling networks and public transport.

The Policy refers to the ten Healthy Streets Indicators in line with TfL which development proposals are expected to demonstrate they adhere to.

- 5.2.8. Policy T4 requires developments to integrate with current and planned transport access, capacity, and connectivity.
- 5.2.9. Policy T5 encourages developments to remove barriers to cycling and to positively contribute to an environment in which people choose to cycle. This is to be supported by the appropriate provision of cycle parking and facilities to which standards apply.
- 5.2.10. In line with the Mayor's strategic transport approach and Healthy Streets initiative, Policy T6 restricts car parking in line with levels of existing and future public transport accessibility and connectivity. Car-free development is expected to be the starting point for all development that is well-connected to public transport. Additionally, the Policy requires adequate provision to be made for efficient deliveries and servicing and emergency access.

5.3. Camden Local Plan (2017) Relevant Policies

- 5.3.1. Chapters 5 (Economy and jobs), 6 (Protecting amenity), 7 (Design and Heritage), 8 (Sustainability and climate change), and 10 (Transport) are considered relevant to the proposals.

Economy and jobs

- 5.3.2. Policy E1 'Economic Development' of the Plan seeks to facilitate creating the conditions for economic growth and harnessing the benefits for local residents and businesses in the borough.

Protecting amenity

- 5.3.3. Policy A1 'Managing the impact of development' seeks to protect the quality of life of occupiers and neighbours. Therefore, development may be resisted where it causes unacceptable harm to amenity. The policy considers impacts including visual privacy, outlook, sunlight, daylight and overshadowing, and noise and vibration levels. In regard to noise, where development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application.
- 5.3.4. Policy A4 'Noise and Vibration' outlines that development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3) and that permission will be refused when development is likely to generate unacceptable noise and vibration impacts, or development sensitive to noise is placed in areas with high noise levels without appropriate attenuation measures proposed to be put in place and would not harm the continued operation of existing uses.

Design and Heritage

- 5.3.5. Policy D1 'Design' seeks to secure high quality design in development. As such, development should respect the local context and character, preserve, or enhance the historic environment or heritage assets, should be sustainable and durable, comprise material that are of high quality, and is inclusive and accessible for all, for example.
- 5.3.6. Policy D2 'Heritage' states that the Council will preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. In line with the NPPF, the Council does not permit the loss or substantial harm to designated heritage assets, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits to outweigh such harm or loss. Additionally, the Policy requires development within conservation areas to enhance it wherever possible and states that the Council will consider conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

Sustainability and climate change

- 5.3.7. Policy CC1 'Climate change mitigation' requires all development to minimise the effects of climate change and encourages developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Consequently, the Policy promotes zero carbon development and shall require all developments to reduce CO2 emissions by following the energy hierarchy. The Policy also supports and encourages sensitive energy efficiency improvements to existing buildings.
- 5.3.8. Policy CC2 'Adapting to climate change' requires that developments are designed to be resilient to climate change, such as protecting and introducing appropriate green infrastructure, reducing surface water run-off, and introducing SUDS, incorporating green and blue roofs, and reducing overheating (i.e., by following the cooling hierarchy). Introducing these measures cannot only assist the Site to become more resilient to future climates, but the area more locally, such as by helping to remove carbon dioxide from the atmosphere and reducing the amount of run-off reaching local rivers. The Policy also promotes more sustainable design and construction. For example, expecting non-domestic developments of 500sqm of floorspace or above to achieve BREEAM 'excellent' and encouraging zero carbon in new development from 2019.

Transport

- 5.3.9. Policy T1 'Prioritising walking, cycling and public transport' promotes sustainable transport by prioritising walking, cycling, and public transport in the borough. For example, the Policy encourages developments to provide for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan and the Council's supplementary planning document Camden Planning Guidance on Transport, and to make provision for associated facilities that promote cycle usage such as changing rooms, showers, and lockers.

- 5.3.10. Policy T2 'Parking and car-free development' requires all new developments in the borough to be car-free, and where on-site parking is provided, priority is given to disabled parking spaces and those essential for operational and/or servicing needs.

5.4. NPPF (2023) Relevant Policies

- 5.4.1. The underlying principle across the NPPF is the presumption in favour of sustainable development, as expressed in Paragraph 11. This means that for decision-taking, development proposals that accord with an up-to-date development plan should be approved without delay. Where there is no relevant development plan or the policies which apply are out-of-date, permission should be granted unless the proposals are contrary to the NPPF which demonstrate a clear reason to refuse permission, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

- 5.4.2. The chapters considered most relevant to the proposals are Chapters 6, 9, 12, and 16.

Building a strong, competitive economy

- 5.4.3. Paragraph 81 of Chapter 6 of the Framework explicitly outlines that planning decisions should contribute to creating the conditions in which businesses can invest, expand, and adapt. Consequently, significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Promoting sustainable transport

- 5.4.4. Paragraph 110 of Chapter 9 of the Framework outlines that when considering development proposals, it should be ensured that opportunities for promoting sustainable transport have been taken up, proportionate to the development type and location. Meanwhile, Paragraph 112 places emphasis on prioritising pedestrian and cycle movements within developments.

Achieving well-designed places

- 5.4.5. Paragraph 126 of the NPPF outlines that the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is fundamental to sustainable development. Paragraph 130 adds to this, by requiring planning decisions to ensure that developments

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.4.6. Paragraph 132 of the NPPF emphasises the importance of discussions between the Applicant, local planning authority and community regarding design, quality, and style, and to establish expectations and reconcile local and commercial interests. Where development is not well designed, Paragraph 134 states that this should be refused. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Conserving and enhancing the historic environment

5.4.7. Paragraph 199 of the Framework sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 200 outlines that where harm is proposed, this requires clear and convincing justification.

5.5. Camden's Seven Dials Conservation Area Statement (1998)

- 5.5.1. The Statement provides a clear indication of the Council's approach to the preservation and enhancement of the Seven Dials Conservation Area. The Statement can be used by architects and developers to aid in the formulation and design of developments and change in the area. The Statement will be used by the Council in the assessment of all development proposals.
- 5.5.2. The Statement describes the character of an area, outlining key issues and development pressures that are a cause for concern.
- 5.5.3. Camden's Seven Dials Conservation Area Statement specifically highlights the Site for being an exception to the '*distinctive quality of Seven Dials*' whereby it has a '*damaging impact at street level on Mercer Street at the entrance to the basement car park*'. Earlham House has consequently been listed in the Conservation Area statement as a recent development that does not enhance the character and appearance of the area and is as such a negative feature.

6. Pre-application Advice

- 6.1.1. A previous planning application for the Site as withdrawn in December 2022 following feedback from the Council who encouraged the Applicant to further engage with them for pre-application advice to mediate potential design concerns.
- 6.1.2. Pre-application advice was received in Summer 2023 and involved the expertise of Camden's design officers and heritage and conservation officers. Their advice built on the previous pre-application advice received October to February 2022 and the full planning application submitted in June 2022.
- 6.1.3. Officers were generally supportive of the proposals, including the additional entrance on Mercer Street, replacement gates on Mercer Street, the amalgamation of terraces at fifth floor level, and the creation of a new terrace on sixth floor level.
- 6.1.4. The design team has positively engaged with Camden's planning and design officers and have carefully considered the advice received and made necessary revisions as appropriate. The revised proposals presented in this planning application are explained and justified in Section 7 of this Planning Statement.
- 6.1.5. An overview of the principal points of discussion are summarised below:

164 Shaftesbury Avenue's contribution to the local Conservation Area

- 6.1.6. Central to the Officers' feedback was the impact of the proposed design on the surrounding context along Shaftesbury Avenue, Mercer Street and the wider Seven Dials area.
- 6.1.7. During pre-application discussions, Officers informed the Agent that although the Site has a neutral contribution to the Conservation Area, it is valued for its architectural merit as an example of its era. This feedback was helpful in reconsidering the design proposals for the façade and informing the revised design submitted herein.

Glazing and fenestration

- 6.1.8. Officers expressed concerns that proposals to increase glazing and fenestration would compromise the existing façade's solid to void ratios. Furthermore, larger full height glazing windows on Mercer Street would disrupt the existing pattern to the detriment of the building's character and its relationship with the Shaftesbury Avenue elevation.
- 6.1.9. Officers advised on more solidity at first floor level and more expression at ground floor level. This advice has been integrated into the revised proposals.
- 6.1.10. Officers noted that other buildings on Mercer Street were of a typically small scale. The corner element was expressed to be disjointed and detract from the host building, street scene, and wider Conservation Area.

Infill at ground and first floor level

- 6.1.11. Officers advised that some relief and set back at the ground and first floor level is necessary to protect the building's original form and prevent harm to the building's overall character. They also commented that the set-back would help maintain a wider pinch-point with the adjacent street tree. This advice has been integrated into the revised proposals and a setback has been maintained.

Fifth-floor extension

- 6.1.12. Officers had concerns regarding the proposed projecting extension at fifth floor given there was a deliberate set-back at this level which would be lost and would undermine the existing building form. There was also concern that projecting extensions should be cautious to not overwhelm the appearance of the building on the street scene by appearing bulky. This advice has been integrated into the revised proposals and the proposals no longer propose an extension at this level.

Public benefits

- 6.1.13. In discussing different design options for the façade and external alterations, Officers noted that there should be any perceived harm to the Conservation Area by the proposed designs, that this should be offset with public benefits in accordance with the NPPF. Such benefits include improvements to the environmental performance of the building and the increased likelihood of the building being re-lettable and gaining greater occupancy of the building.

7. The Case for Planning Permission

- 7.1.1. This section assesses the key planning considerations and demonstrates how the proposals are acceptable in planning terms to justify planning permission being permitted.
- 7.1.2. This section should be read in conjunction with the supporting Design and Access Statement prepared by Child Graddon Lewis and other supporting documents.
- 7.1.3. There are five key considerations that are relevant to the Application:
- Land use
 - Design, Townscape and Heritage
 - Neighbouring Amenity and Noise
 - Transport
 - Sustainability

7.2. Land Use

- 7.2.1. On 1st September 2020, any building or other land used for the purposes of Class A1, A2, A3 and B1, have been subsumed into the new planning use 'Class E' 'Commercial, Business, and Service'.
- 7.2.2. In line with the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the building benefits from a Class E use. This planning application seek the continued use of the building as offices with a modest amount of new Class E office floorspace. The use will remain within planning Use Class E and therefore does not require planning permission for a change of use.

7.3. Design, Townscape and Heritage

- 7.3.1. The existing building was designed in 1975 by Richard Seifert and forms part of a larger comprehensive, mixed-use development that originally included the buildings to the rear, known as Earlham House. The buildings are now under separate ownership and their external appearance has been maintained.
- 7.3.2. Following productive pre-application advice from design and heritage officers, the proposed façade and external alterations seek to preserve the defining architectural features of the Site.
- 7.3.3. One key aspect of this is maintaining and enhancing the solidity of the brick and glazing horizontal banding which is considered to be of architectural merit, alongside the angled setbacks at fifth and sixth floor level which also contribute strongly to the building's characteristic appearance.

- 7.3.4. In reflecting this, the material palette for the proposed façade and exterior alterations combines the existing red brick with carefully considered textured spandrels, cladding, and like-for-like replacement of existing glazing. These have been selected in order to sensitively maintain and enhance the existing appearance.
- 7.3.5. The proposals maintain the colour of the brick to red as opposed to a previous submission of dark grey, appreciating that this is a special quality and characteristic of this part of the Seven Dials Conservation Area.
- 7.3.6. To improve the pedestrian experience at ground floor, the proposal brings the deep setback on Shaftesbury Avenue slightly forward to gain internal area whilst keeping the characteristic setback that widens the pavement and the entrance to the building.
- 7.3.7. On the north west elevation, the curtain wall line is pushed towards the corner to align the new curtain wall on the Ground and First floors to the rhythm of windows in the storeys above.
- 7.3.8. The proposed replacement gates on Mercer Street seek to improve upon the poor aesthetic qualities of the existing gate and basement entrance, which detracts from the overall entrance to the Seven Dials.
- 7.3.9. The Applicant would like to collaborate with Camden to commission a detailed design (see **figure 4**) of the gates and pavement at the crossover in order to enhance this part of the Conservation Area and remedy a longstanding negative feature.
- 7.3.10. Overall, the design proposals are considered to wholly improve the appearance of the host building, whilst having a positive impact on the character and appearance of the Shaftesbury Avenue street scene and wider Seven Dials Conservation Area.
- 7.3.11. The proposals will bring significant planning benefits, by remedying a somewhat negative feature within the Conservation Area, valuing the existing embodied carbon within the building and provide a wholly sustainable refurbishment entirely aimed at ensuring the longevity of the building in the future. The proposals will also ensure the building is brought back into viable and active use; the scheme will provide a modern office product that shall positively contribute to Camden's office market demand, which is currently significantly lacking sustainable, attractive, well-functioned, and inclusive office space that best responds to occupier/user needs. The proposals are considered to comply with Policies D1 and D2 of Camden's Local Plan.
- 7.3.12. On this basis, we maintain that the proposals will not amount to any harm to the character and appearance of the Seven Dials Conservation Area or setting of adjacent heritage assets and therefore the public benefits test by way of Paragraph 202 is not applicable. Notwithstanding this, should the Council be minded to disagree, we demonstrate that there are significant benefits brought by the proposals which weight significantly in favour of the Application to find the proposals acceptable on a design, townscape and heritage grounds.



Figure 4: Existing (top) and proposed (bottom) entrance gates on Mercer Street.

7.4. Neighbouring Amenity and Noise

- 7.4.1. The main amenity considerations in relation to the proposals are the provision of a new terrace at sixth floor level, the amalgamation of the existing individual terraces into one larger one on Mercer Street at fifth floor level, in addition to the installation/relocation of plant equipment at basement and roof level.
- 7.4.2. The prepared acoustic assessment demonstrates that acceptable level of noise would be generated and mitigated.
- 7.4.3. The nearest neighbouring residential properties most likely to be impacted by the proposals are located in the adjacent apartments of Earlham House to the south east of the Site. The rooms likely to be affected are non-habitable rooms that face the Site.

Terraces

- 7.4.4. The new fifth floor terrace, amalgamating the existing three individual terraces on the Mercer Street elevation is not considered to result in any new vantage points that will result in undue harm to neighbouring residents. Meanwhile, the terraces will not be used any differently. For this reason, it is not considered to raise any undue harm over and above what is already currently possible.
- 7.4.5. The new sixth floor terrace will operate in a similar fashion to the existing and proposed terraces at fifth floor level, albeit on a larger floor area to the rear. The use of this terrace will be for occupants (e.g., office workers) of the building only, and is not intended to accommodate third-party uses.
- 7.4.6. Given the nature of its use, boundary treatment, and high-level location, the use of this area is not considered to unduly impact the neighbouring residential flats at Earlham House such as by way of overlooking, loss of outlook, or noise; Particularly as the windows facing the Site from Earlham House do not serve habitable rooms.

Plant

- 7.4.7. An acoustic assessment has been undertaken by Clarke Saunders on behalf of the Applicant to ascertain that the proposed installation of plant equipment will not result in unacceptable noise levels that will harm the neighbouring residential amenity. The acoustic assessment results show that due to the roof plant being positioned behind a retained 1.2m parapet wall, that the noise output would be properly mitigated to remain within the Council's noise thresholds in accordance with Policy A2 of Camden's Local Plan.

7.5. Transport

- 7.5.1. The proposals show a reduction in the number of on-site car spaces from six to two (and accommodate EV charging and disabled parking spaces), and a considerable increase in cycle spaces (46 in total) and associated changing facilities in the basement.
- 7.5.2. The reduction in the number of car spaces and increase in the number of cycle spaces on-site is not a planning requirement as part of the overall development, nor requires planning permission to be undertaken. However, the proposals will help to achieve the Council's ambition of car-free development and encourage sustainable travel in line with Policies T1 and T2 of Camden's Local Plan and are therefore provide a package of planning benefits.

7.6. Sustainability

- 7.6.1. Sustainability has been embedded within the design proposals for the refurbishment of 164 Shaftesbury Avenue since the onset of the design process which aims to deliver a highly sustainable development.
- 7.6.2. The proposed development will achieve a BREEAM Excellent rating, in line with Camden's sustainability policy requirements. The BREEAM pre-assessment is provided within the appendices of the Sustainability Statement supporting this application.
- 7.6.3. The following examples demonstrate how the scheme will aim to secure an 'Excellent' BREEAM rating and produce a sustainable development:
- The installation of renewable energy technology: 7 PV Panels on the roof and heat pumps. Despite the spatial restriction of the building and overall scheme, the proposed design has maximised the provision of renewable energy where possible.
 - All-electric energy solution with no use of fossil fuels on site. This is a significant improvement upon the existing situation, in which the building currently relies on gas-fired boilers. The proposed strategy shall help to improve air quality (i.e., no potential gas or NOx emissions).
 - Use the energy hierarchy to reduce the CO2 emissions onsite and follow the cooling hierarchy.
 - The proposed design has prioritised sustainable-sourced materials, uses legally harvested and traded timber band timber-based products, and prioritises materials that have low embodied carbon.
 - Include efficient water fittings and achieve the BREEAM Excellent standard for the 'Wat 01' category.
 - Incorporate water metres and sub-metres to enable monitoring and efficient control of the building's water demand.
 - Maximise daylight levels in the principal spaces

- Incorporate planting and soft landscaping, as well as the provision of bird boxes to enable nesting.
- 7.6.4. The proposed development will achieve a 45% reduction in on-site carbon emissions over the baseline emissions. 41% of this reduction is owing to the proposed renewable energy technologies.
- 7.6.5. This is considered a significant improvement on the current situation. This reduction will also help boost Camden's local economy by providing much sought after sustainable space in the lettings market.
- 7.6.6. Overall, the proposed development accords with Policies CC1 and CC2 of Camden's Local Plan and follows Camden's Planning Guidance for energy efficiency and adaptation, boasting a significant improvement on on-site carbon emission reductions and a variety of sustainable building measures.

8. Scheme Benefits

- 8.1.1. This section sets out the planning benefits of the proposed development under each sustainable pillar as per the NPPF 2023.

Economic

- 8.1.2. **Economic boost** – The development will help bring a vacant building back into valuable use thereby supporting and boosting the local economy. The development shall bring considerable economic benefits by bringing a lettable sustainable office to the leasing market that would otherwise would not be possible without upgrading and refurbishment works.
- 8.1.3. **Viability** – The proposed development will ensure a viable and long-term future for the Site, with flexibility to cater to a range of workspace requirements of small and medium sized enterprises or alternatively let as an entire building.

Social / Community Benefits

- 8.1.4. **Outdoor amenity space** – Increased amenity space in the form of private high-level terraces for office users shall contribute to good health and wellbeing for office users of the building.
- 8.1.5. **Improved staff welfare facilities**- The provision of outdoor amenity space, high-standard floor plates and improved circulation spaces helps to contribute to the wellbeing and health of the building's users and satisfy market demand.
- 8.1.6. **Inclusivity**- The proposed improvements to facilities, toilets, circulation space, and step-free access across, in addition to inclusive entrances shall ensure inclusive access for all building users.

Environmental Benefits

- 8.1.7. **Use of Previously Developed Land** – In line with sustainable planning principles, this development involves the refurbishment and alteration of an existing vacant office building, and therefore makes the best use of that land without needing to demolish and rebuild.
- 8.1.8. **Improved design and layout** – As set out in the accompanying Design and Access Statement, the development will result in an improved layout that will ensure better and more inclusive access for all building users and will facilitate an improved and more efficient internal layout that maximises the space and availability of natural light.
- 8.1.9. **Conservation Area** – The building is currently acknowledged by Camden as having a negative impact on the Seven Dials Conservation Area. The development would address this and help improve the setting of the Seven Dials CA and local context by providing improved and established façades that are attractive, well-designed and use high-quality

materials. The development shall therefore have a positive impact on the character and appearance of the Conservation Area.

- 8.1.10. **Energy efficiency** – Refurbishment of the building shall help to reduce the building's overall carbon dioxide emissions by incorporating a number of energy efficiency measures. The proposed development will reduce onsite carbon emissions by 45%.
- 8.1.11. **Embodied Carbon**- The refurbishment will help retain the building's existing embodied carbon through extending the design life of the existing structure.
- 8.1.12. **Sustainable Design**- The proposal will aspire to achieve BREEAM Excellent and incorporate renewable technologies. The building will have an all-electric solution, with no use of fossil fuels on site.
- 8.1.13. **Highly Accessible Location & Active Travel**– The Site has excellent accessibility to public transport and shall encourage the use of sustainable travel methods. The development is proposing excellent cycle parking facilities to encourage active travel and link to neighbouring cycling infrastructure.
- 8.1.14. **Roof terrace** – Fixed planters, soft landscaping, and bird boxes installed on the proposed terraces at fifth and sixth floor levels shall allow for the enhancement of biodiversity on-site.

9. Conclusions

- 9.1.1. This Planning Statement has reviewed and assessed the proposed development against the Site's relevant planning policies.
- 9.1.2. The proposals are considered to comply with Policies D1 and D2 of Camden's Local Plan. The proposed development would wholly improve the appearance of the host building, whilst having a positive impact on the character and appearance of the street scene and wider Seven Dials Conservation Area.
- 9.1.3. The pre-application advice provided by design and heritage officers at Camden have been a key aspect for revising initial designs in order to better reflect the architectural merit of 164 Shaftesbury Avenue and its relation to the surrounding context of Shaftesbury Avenue and the Seven Dials.
- 9.1.4. In addition, the proposals value the existing embodied carbon within the building and seek to provide a wholly sustainable refurbishment that will ensure the longevity of the building in the future.
- 9.1.5. The scheme will provide a modern office product that shall positively contribute to Camden's office market demand, which is currently significantly lacking sustainable, attractive, well-functioned, and inclusive office space that best responds to occupier/user needs.
- 9.1.6. The proposed development shall also contribute to improving the building's sustainability such as by reducing the number of car parking spaces on site, installing a new EV electric vehicle charging bay, and significantly increasing the quantum of cycle spaces on site. The proposals shall also install new PV panels at roof level and heat pumps, which will considerably lower the building's carbon emissions. The proposals seek to achieve BREEAM Excellent.
- 9.1.7. The scheme seeks to contribute to a growing group of buildings within Camden that demonstrate how retrofit first approaches can be undertaken whilst respecting local heritage and conservation.
- 9.1.8. The proposals have also been assessed against amenity and transport considerations and are found compliant.
- 9.1.9. In conclusion, the scheme put forwards a highly sustainable and high-quality design that will positively respond to the local context and character. It will help bring a currently vacant building back into use and respond to Camden's office market demand. The scheme engages the presumption in favour of sustainable development as per Paragraph 11 of the NPPF and therefore it is kindly sought that planning permission is granted.

10. Appendices

Appendix A – **Table 1:** Site Planning History

Reference Number	Proposal	Decision Date
2022/2009/P	Erection of two-storey infill extension at ground and first floor and single-storey extension at fifth floor on the corner of Shaftesbury Avenue and Mercer Street, relocation of main entrance to Mercer Street, replacement gates on Mercer Street, replacement of three terraces fronting Mercer Street with one at fifth floor level, erection of new roof terrace at sixth floor level, and replacement glazing and cladding at ground to fifth floor levels and installation of plant.	Withdrawn 27 June 2022
2021/5339/P	Installation of electronic communications equipment on rooftop comprising 6 x antennas and 2 x dishes on tripod structures, fixed to steel grillage and plinth on plant room roof, and ancillary works.	Refused 01 October 2023
2005/4784/P	The erection of a roof extension at 5th floor level to the Mercer Street frontage to the existing office use (Class B1) and installation of new plant at 6th floor roof level.	Permitted 16 December 2005
2005/4782/P	The erection of a five storey rear extension at second to sixth floor levels to the existing office building (Class B1 use) together with the installation of additional roof plant, a safety rail and new duct at 6th floor level.	Permitted 16 December 2005
2005/3664/P	Extension of ground and first floor to accommodate a new lobby on the Shaftesbury Avenue elevation and new offices and change of use of part of the ground floor and basement from office use (Class B1) to a flexible use as retail (Class A1), financial/professional services (Class A2), or office (Class B1).	Permitted 02 November 2005
2005/3663/P	Additions and extension at 5th floor level to provide office space and installation of new plant adjacent to existing plant at rooftop level.	Withdrawn
2005/3668/P	Extension of southwest corner of existing office building (Class B1 use) from 2nd floor to 6th floor.	Withdrawn
9502079R1	Retention of a kitchen extract duct from basement to roof level at the rear, as shown on drawing numbers 3403/01, /2 and /03.	Permitted 28 November 1996
P9602675	Retention of external glazed canopy to entrance undercroft, as shown on drawing numbers, 3428/C, 1 & 2.	Permitted 17 October 1996
C9602676	Removal of existing canopy, as shown on drawing numbers 3428/C, 1, & 2	Permitted Conservation Area Consent 17 October 1996
P9600209	Addition of windows to rear elevation of new extension under construction, as shown on drawing number 1365/001G, /002G, /018 and /SK6.	Permitted 03 May 1996
9502081	The erection of an extension at fifth floor level for office use, as shown on drawing number 3403/02 <u>Refused and appeal dismissed.</u> (Refused on grounds of light obstruction and loss of outlook to the adjoining properties to the detriment of their amenity).	Refused 07 November 1996 Appeal Dismissed
9502080	Change of use of part of the basement from car park to ancillary office use, as shown on drawing numbers 3403/01, /03, and 20723/L.	Granted 04 October 1996
9502079	Installation of a new kitchen extract duct.	Withdrawn following revisions received

		12 November 1996
9501336	The erection of a ground and first floor infill extension to provide further office floorspace as shown on drawing numbers 1365/001A 002A 003A 004A & 005 A.	Granted 19 October 1995
9301396	The erection of iron railings and gates to enclose the courtyard area as shown on drawing numbers 1157/C/1A 1157/D/3A 1157/D/4A 1157/D/5A 1157/D/6A	Granted 17 December 1993
9000192	The erection of a ground floor extension/infill of existing building to provide an enlarged entrance hall gallery exhibition area as part of the offices above as shown on drawing numbers S474/01 03 04 05 06 07 08 & 09.	Granted 09 August 1990
8601934	The erection of a glazed solarium on the fifth floor roof for use in connection with the sixth floor residential flat as shown in drawing number 4000/10A 11 & 14 revised by letter dated 5th December 1986.	Granted 18 December 1986
28693	Amended car parking layout at basement level, increasing the number by 8 to a total of 62.	Granted 13 July 1979
28692	The use of 43,000 sq. ft. gross floorspace at basement level for storage accommodation, ancillary to the post office occupation of the building.	Granted 31 July 1979
25350	The use of the ground floor of No. 23 Earlham Street and basements of Nos. 19 and 21 Earlham Street as a restaurant. <u>Refused</u> (Refused on grounds of loss of shopping accommodation, contrary to policy, which would prejudice the retail activity of the area; and the proposed restaurant would be detrimental to the amenity of the upper floor residential units)	Refused 10 October 1977
AD582	The display of two sign boards measuring 8'0" x 3'0" (2.43m by .91m) fixed approximately 8'0" (2.43m) above ground level, one on the Shaftesbury Avenue frontage and one on the Seven Dials frontage, externally floodlit.	Permitted 27 June 1977
HB972	Demolition of Nos. 164 Shaftesbury Avenue, 15 - 27 Earlham Street, and 33 - 43 Mercer Street, WC2.	Permitted 25 April 1975
48931	The erection of a new building for shops, offices and residential use at Nos. 164 Shaftesbury Avenue, 15-27 Earlham Street, and 33-43 Mercer Street	Permitted 25 March 1974
17597	The erection of a new building for shops, offices and residential use at Nos. 164 Shaftesbury Avenue, 15-27 Earlham Street, and 33-43 Mercer Street	Permitted 25 March 1974
27724	The use of a store room for repair and testing of musical instruments and the front and centre parts of the ground floor as shop, showcase, offices and repair and maintenance of musical instruments.	Permitted 15 March 1951
31/08/1960	The use for a limited period of one ground floor rear room, facing Mercer Street and two basement rooms under at No. 164 Shaftesbury Avenue, Holborn, for the purposes of making educational cine film and recording commentaries.	Permitted 04 October 1960.

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