

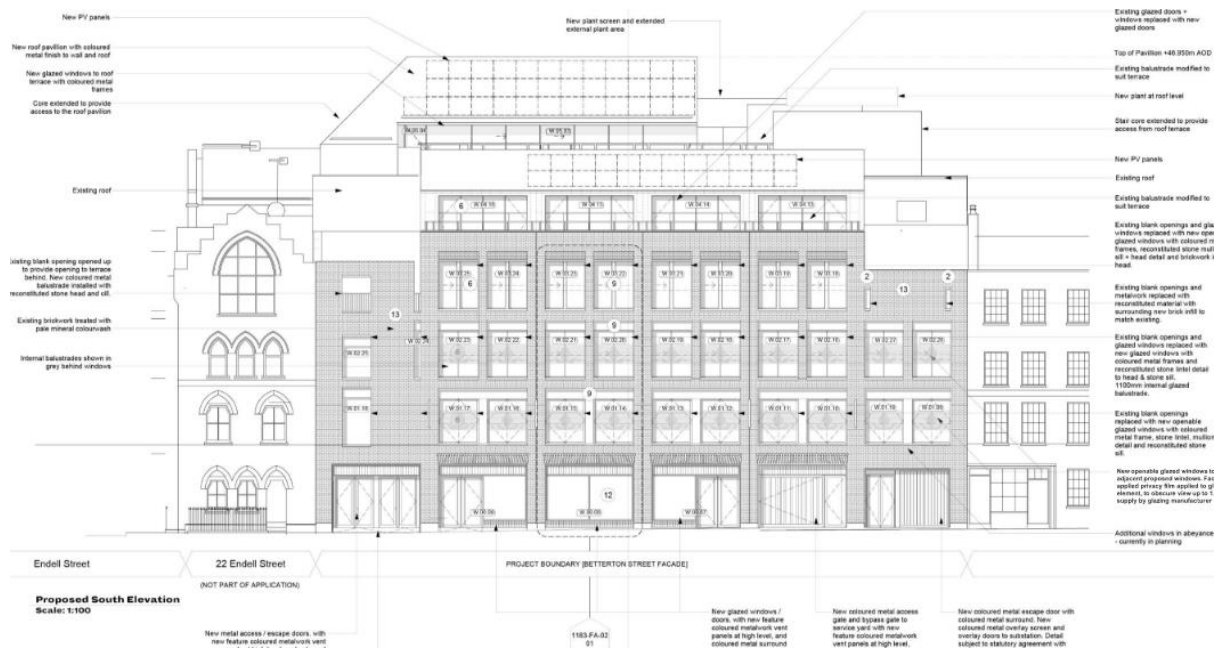
Site Plan 2024/0223/P



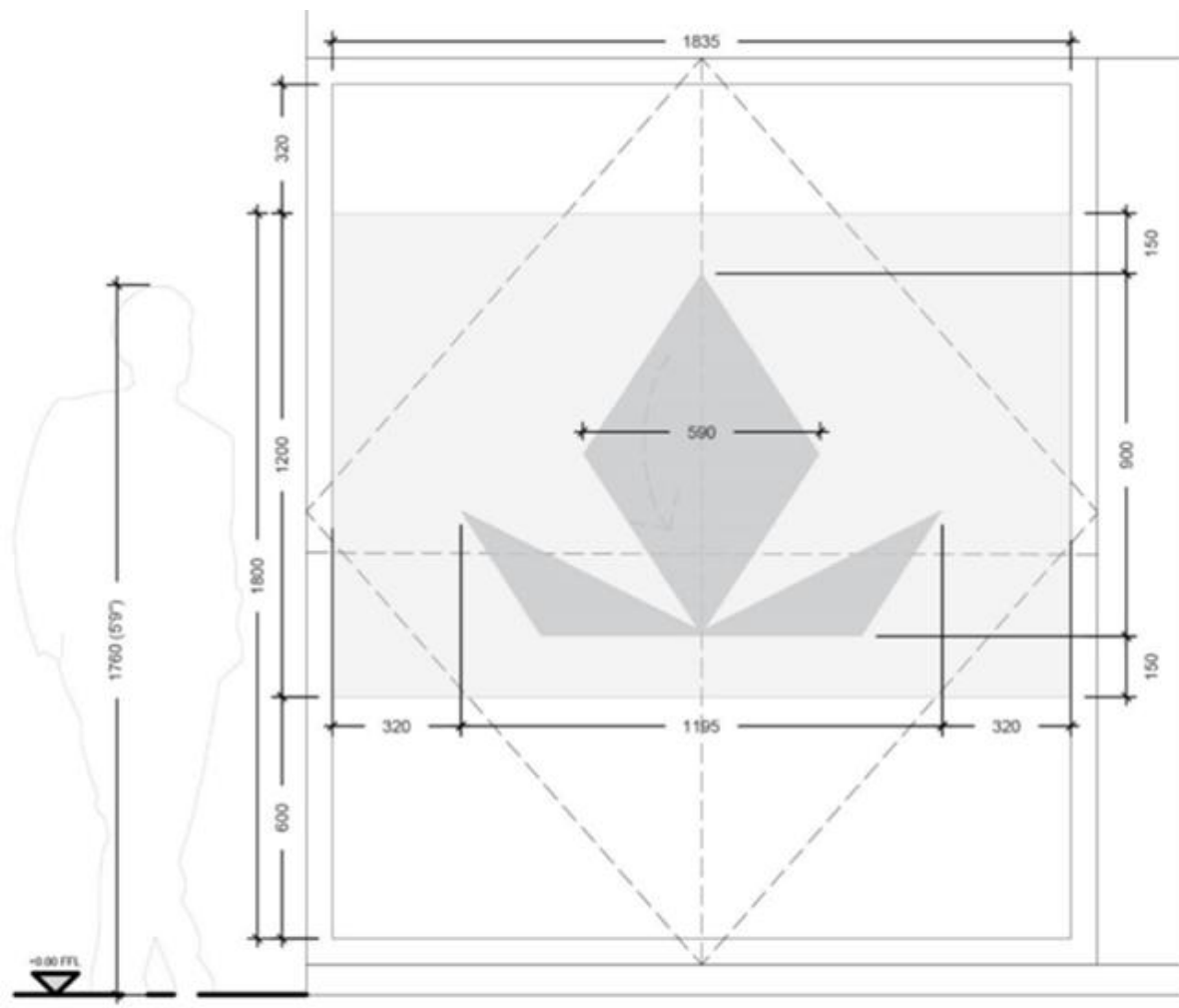
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A street-level view of a residential street in London, showing a mix of modern and traditional brick buildings. The street is paved with cobblestones and has a blue sky with clouds. A car is parked on the left, and a person is walking on the right. The street name 'Betterton St' is visible on the pavement.

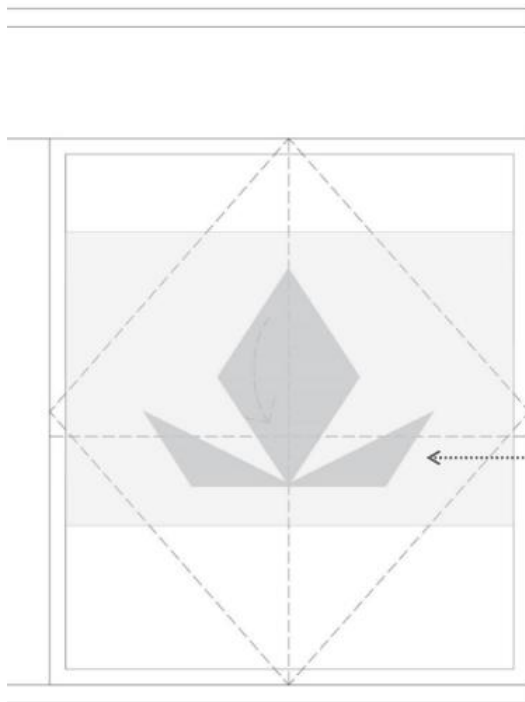
2. Approved elevation



3. Proposed film applied



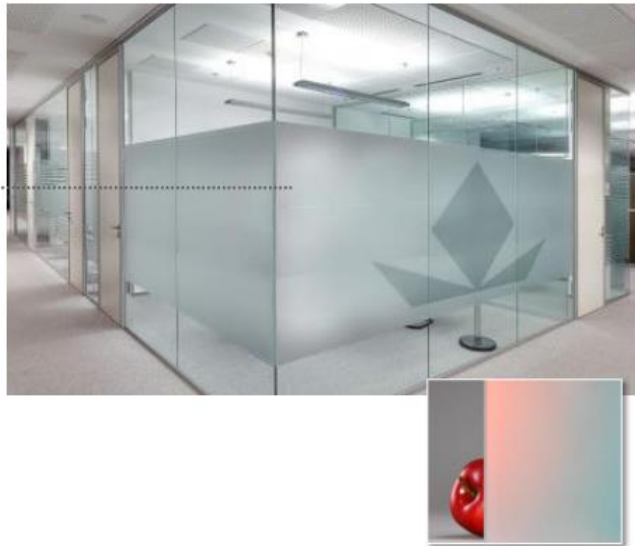
4. Dimensions of obscure film applied



Translucency

Note: this 'interior mock up' is an example of how such manifestation could be applied to certain interior windows in the building (albeit this is not subject to any form of town planning control). This image is included here to show the effect and translucency of how such manifestation works.

In accordance planning permission 2021/5347/P (condition 10), this form of manifestation will be applied to the new external windows - on the first & second floors elevations of Betterton Street only.



5. Image showing it would not be possible to see through the film

Delegated Report		Analysis sheet		Expiry Date:	15/03/2024
		N/A		Consultation Expiry Date:	16/02/2024
Officer			Application Numbers		
Josh Lawlor			2024/0223/P		
Application Address			Drawing Numbers		
24 Endell Street London WC2H 9HQ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
<p>Details to discharge Condition 10 (Window Design for Betterton Street Elevation at First and Second Floor) of planning permission 2021/5347/P dated 24/08/22 as amended by 2023/0340/P dated 06/02/2023 and 2023/2346/P dated 27/07/23 for change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E). Retention and refurbishment of basement to allow for continued studio use (Sui Generis).</p>					
Recommendation:		Grant approval of details planning permission			
Application Type:		Approval of details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses: 6		No. of objections No. of comments	5 1
Summary of consultation responses:	<p>There is no formal requirement to consult for approval of details applications in terms of erecting a site notice or publishing in the local press. Residents can be informed about these applications if they sign up for the electronic notification system.</p> <p>Four neighbouring addresses objected based on the loss of privacy that would arise from the originally proposed height of the applied frosted film (1.6m) and also requested assurance that the film is not transparent:</p> <ol style="list-style-type: none">1. Frosting on the subject windows is of benefit to our building as the road is fairly narrow and the windows are very large. It should be ensured that the logo in the centre of the frosting which looks grey on the design, is opaque and not transparent. The non-banded sections of the frosting are not large enough for an occupant of 24 Endell Street to look below or above it when either seated or standing, even if a distance from the window.2. The proposed solution is not high enough to stop people from seeing into the flats opposite. The height needs to be a minimum of 6' but should ideally cover the full windows.3. Does not provide adequate height to prevent overlooking. Would withdraw my objection if the application were modified to take the top of the manifestation up to a height of 1.8m.4. The glazed windows proposed at my level and one floor above should not allow any view into my apartment as per the previous 'Hospital'. Any kind of view into my home apartment would be an intrusion into my privacy. Please ensure the glazing is sufficient to protect my privacy. <p><i>Officer response</i></p> <ol style="list-style-type: none">1. <i>The height of the applied frosted film has increased to 1.8m to ensure that overlooking Betterton Street properties is properly mitigated. The applied film is not translucent and will prevent outlook from the office space.</i>					
CAAC/ National Amenity Society comments:	<p><u>Covent Garden Community Association</u></p> <p>The Covent Garden Community Association (CGCA) have responded objecting:</p> <ol style="list-style-type: none">1. We would, however, withdraw our objection if the application were modified to take the top of the manifestation up to a height of 1.8 metres (5'11") on the windows.2. The current height is shown as only 1.6 metres (5' 3") above floor level. At this level, the top of the manifestation will fail to minimise					

- overlooking into the flats directly opposite, which is its purpose.
3. The eye level of a tall person is about 11.5cm (4½”) below the top of their head. Taking the manifestation up to 1.8 metres (5’11”) above the floor would accommodate the eye line of a person up to 1.91 metres (6’3”) tall, which accounts for almost all the European population.
 4. Unfortunately, at only 1.6 metres (5’3”) high, the manifestation would allow anyone taller than 1.71 (5’7”) metres to see over it – which includes a large proportion of the population. The average height of a male in the UK is 176cm (5’9”) – and growing!

Officer response

1. *The height of the applied frosted film has increased to 1.8m to ensure that overlooking Betterton Street properties is properly mitigated. The 320mm of clear glazing at the top would not result in overlooking of neighbouring properties and would provide some daylight for office workers. The applied film is not translucent and will prevent outlook from the office space.*

Site Description

The site is a commercial office building located in the Seven Dials Conservation Area. The Seven Dials Conservation Area Statement (1998) identifies the site, which was formerly St Paul's Hospital, as making a positive contribution to the character and appearance of the Conservation Area. 22 Endell Street is Grade II Listed, Brownlow House and 24 Betterton Street are Grade II* Listed. This application relates to the frontage on Betterton Street and particularly the windows.

Relevant History

2021/5347/P Change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E). Refurbishment of basement to allow for continued studio use (Sui Generis). **Granted 24/08/2022**

Relevant policies

National Planning Policy Framework, 2023

London Plan 2021

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

Camden Supplementary Planning Guidance

CPG Design (January 2021)

CPG Amenity (January 2021)

Seven Dials (Covent Garden) Conservation Area Statement (1998).

Assessment

1. Proposal

1.1 Details are reserved by condition 10 (Ref. 2021/5347/P) for the following:

Notwithstanding the details shown on the drawings, the detailed design of the first to second floor windows on Betterton Street shall be submitted for approval by the Council. The submission should demonstrate how the windows have been designed to minimise the impact of overlooking to the neighbouring properties. The approved windows design should be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

The applicant has provided an elevation which shows openable windows with factory applied privacy film applied to glazed element up to 1.8m on the first and second floor windows which are the windows which have been formed from what was blank brick under permission Ref. 2021/5347/P. The ground, third and fourth floors are not required to be obscure glazed as these are existing windows. The glazing will be configured as follows:

- 600mm of clear glass at bottom of glazing

- 1200 mm of obscured glass in the middle of the glazing
- 320 mm of clear glass at the top of the glazing; totally a height of 1.8m of obscured glazing

Revisions

(Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2.3 Section 72 of the Act requires that in considering whether to grant planning permission for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to the special character.
- 3.2 The obscure glazed film would appear relatively inconspicuous and typical within the street scene. The opening up of the first and second floor elevation to provide new windows needs to be managed to ensure that overlooking on neighbours is minimized. While it would be optimal to have no obscure glazing at all to provide less of a dead frontage it is considered neutral in terms of its impact on character, and appearance and would preserve the character of the Covent Garden Conservation Area. The Conservation Officer raises no objection to these details.

4. Neighbour Amenity

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour. Furthermore, A4 seeks to protect development from noise sensitivity or neighbouring occupiers from potential noise generation from development.
- 4.2 The obscure glazed film at a height of 1.8m would prevent overlooking of properties on the opposite side of Betterton Street. The applicant has provided details of how the film would appear/work and it is clear that it prevents overlooking. The 320 of clear glazing at the top would not provide clear views of neighbouring windows and is not at eye level.

5. Recommendation

1. Grant approval of details

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 25th March 2024, 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: 2024/0223/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 18 March 2024

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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
24 Endell Street
London
WC2H 9HQ

DECISION

Proposal:

Details to discharge Condition 10 (Window Design for Betterton Street Elevation at First and Second Floor) of planning permission 2021/5347/P dated 24/08/22 as amended by 2023/0340/P dated 06/02/2023 and 2023/2346/P dated 27/07/23 for change of use of ground and upper floors of the building from members club (Sui Generis) to use as offices (Class E), enlargement of existing cycle & shower facilities, replacement and reconfiguration of rooftop plant, to accommodate extension for additional office space (Class E). Retention and refurbishment of basement to allow for continued studio use (Sui Generis).

Drawing Nos: 240315_Endell Street Manifestation D

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 You are advised that all conditions relating to planning permission granted on 2021/5347/P dated 24/08/22 which need details to be submitted, have been approved.

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