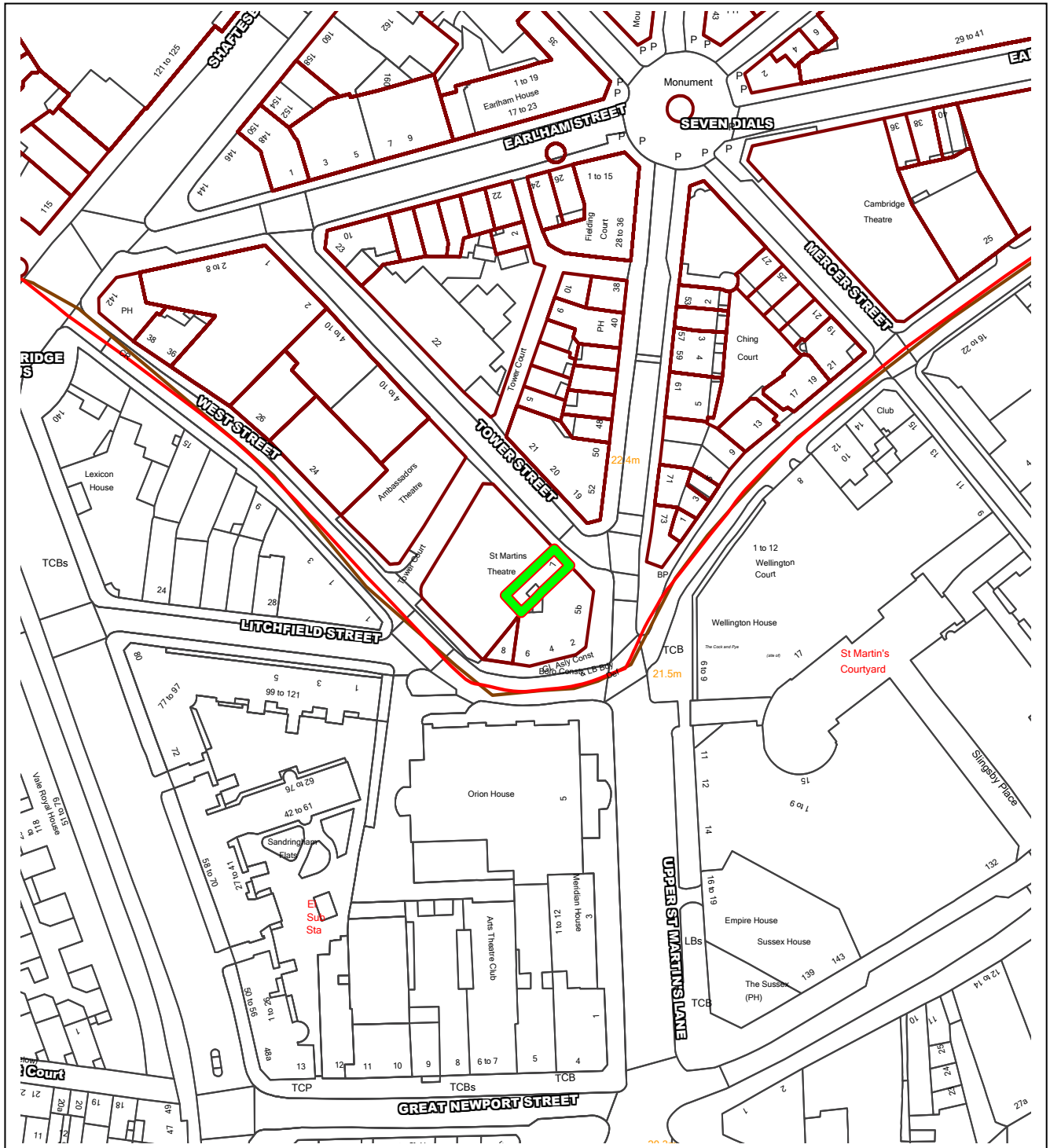


2023/5013/P & 2024/008/L – 7 Upper St Martins Lane



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Photo 1 (above): Aerial view of the site as seen from the north-west (source: Google Aerial view)



Photo 2 (above): Doorway in context as seen from position on Tower Street as it meets Monmouth Street (source: Google streetview)



Photo 3 (above): Photo of the retrospective gas pipe (source: Supporting evidence provided with application)

Delegated Report		Analysis sheet		Expiry Date:	19/01/2024
(Members Briefing)		N/A		Consultation Expiry Date:	04/02/2024
Officer			Application Number(s)		
Miriam Baptist			1. 2023/5013/P 2. 2024/0008/L		
Application Address			Drawing Numbers		
7 Upper St Martin's Lane London WC2H 9DL			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Planning permission: Installation of gas riser pipe to front elevation (retrospective). Listed building consent: Installation of gas riser pipe to front elevation (retrospective).					
Recommendation(s):		Grant conditional planning permission Grant listed building consent			
Application Type:		1. Full Planning Application 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 11/01/2024 until 04/02/2024 and a press notice from 11/01/2024 until 04/02/2024. No consultation responses were received.					
Bloomsbury CAAC:	The Bloomsbury Conservation Area Advisory Committee objected on the following grounds: 1. <i>The attachment of a gas pipe onto one of the shopfront pilasters is completely unacceptable and we think probably illegal from the point of view of gas safety. Even if not an original Georgian shopfront, this has good proportions and detailing.</i> Officer comment: <i>Please see section 3.0 of the report below.</i>					

Site Description

The site comprises a four storey plus basement and mansard building on Tower Street Road, which forms part of Guild House to which it is attached. The property operates as shop space on the ground floor with residential accommodation on the storeys above.

In terms of perception from the street, the property appears as part of the corner property, to which it has been amalgamated internally. The application site itself is located on Tower Street, set back from the main thoroughfare of Monmouth Street where it meets West Street and Shelton Street and becomes Upper St Martin's Lane.

The property is Grade II Listed, contrary to the submitted Design and Access Statement, and lies within the Seven Dials (Covent Garden) Conservation Area.

Relevant History

9301634 – Change of use of basement ground and first to fourth floors from Class B1 office use to mixed Class A1/A2/B1 use. - **Granted 11/03/1994**

2011/5003/P & 2011/5036/L - PP - Change of use from offices (Class B1) at first, second, third and fourth floor level and residential (Class C3) at fifth floor level to residential (Class C3) to provide 3 x 2 bedroom and 1 x 3 bedroom self contained flats, use of the ground and basement floor as flexible Class A1/A2 use and associated works to include the reconstruction of the rear elevation wall of the northern wing with new plant platforms with balustrade, a terrace at fifth floor level, rebuilding of the roof to existing rear extension at ground floor level and alterations to the shopfront to include new residential access door. **LBC** - Internal and external alterations to include part demolition of internal party walls, the reconstruction of the rear elevation wall of the northern wing with new windows and new plant platforms with balustrade, rebuilding of the roof to existing rear extension at ground floor level, new entrance door in shopfront in connection with change of use from offices (Class B1) at first, second, third and fourth floor level and residential (Class C3) at fifth floor level to residential (Class C3) to provide 3 x two bedroom and 1 x three bedroom self contained flats and use of the ground and basement floor as flexible Class A1/A2 use. – **Granted 22/02/2012**

2021/2474/L - Removal of 2 unused doors to shop front and replacement with stall risers and windows to match existing. Repair and remedial works to the shop front with new Farrow and Ball Pointing paint finish. Installation of 4 x new awnings to the shop front. Removal of existing staircase and replacement with new timber staircase. New tile flooring to ground floor and entrance steps. New resin floor to basement. Removal of existing WC's and relocation within the basement. New 700 x 700mm opening created in wall to provide service hatch. – **Granted 13/10/2021**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design

Seven Dials Conservation Area Statement (1998)

1.0 Proposal

- 1.1 The application seeks permission for the retrospective installation of new gas riser to the front elevation at ground floor.

2.0 Considerations

- 2.1 Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity

3.0 Design & Heritage

- 3.1 Local Plan policy D1 seeks to achieve high quality 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. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2 Previous permissions allowed the introduction of a side panel to the private entrance. The panel currently hosts a letterbox, an intercom panel and a security camera.
- 3.3 The pipe comes out of the side panel next to the private entrance and turns to run down the adjacent pilaster into the pavement below. The pipe has been installed to what is considered a non-original part of the façade, part of previous shopfront changes. The pilaster has a detailed corbel but is otherwise plain. The protrusion of the pipe is significantly lower than the corbel detail and it does not block any architectural detailing around the doorway.
- 3.4 The pipe has been finished in paint to match the extended shopfront and is not considered to appear unduly conspicuous in this location adjacent to the fire exit of the theatre. The matching paint minimises its visual intrusion. For these reasons, on balance, it is not considered to cause undue harm in this location.
- 3.5 Overall, as the works are on a discrete private doorway off the main junction, the singular pipe is not considered to have a significant detrimental visual impact on the conservation area.
- 3.6 For these reasons, overall, the works are considered to respect and preserve the existing property and its appearance and therefore are considered to be in accordance with Local Plan policies D1 and D2. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.7 Overall, the proposal is not considered significantly harmful to the character or appearance of the Listed building, surrounding Listed buildings or the Seven Dials Conservation Area.

4.0 Neighbouring Amenity

- 4.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy. Local plan policy A4 seeks to protect the amenity of residents in terms of noise, vibration, and odour.

4.2 The new pipe is not considered to result in any material harm to neighbour's amenity in terms of loss of daylight, sunlight, privacy or outlook. The scheme is thus considered to be in accordance with Local Plan policy A1.

5.0 Planning Balance

5.1 On balance, taking into consideration the fact that the gas pipe is necessary for the safe functioning of the building and was fitted in the context of several constraints, the retrospective works are considered acceptable.

6.0 **Recommendation**

6.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd April 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: 2023/5013/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 15 April 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

Dalcour Maclaren
4 Bredon Court
Brockeridge Road
Twynning
Tewkesbury
GL20 6FF

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Upper St Martin's Lane
London
WC2H 9DL

DECISION

Proposal:
Installation of gas riser pipe to front elevation (retrospective).

Drawing Nos: 23009075_PLN_EL_1.1, 23009075_PLN_LOC_2.1, 23009075_PLN_SI_3.1,
23009075_PLN_SI_4.1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 23009075_PLN_EL_1.1, 23009075_PLN_LOC_2.1, 23009075_PLN_SI_3.1, 23009075_PLN_SI_4.1.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

DRAFT

DECISION

Application ref: 2024/0008/L
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 15 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Upper St Martin's Lane
London
Camden
WC2H 9DL

DECISION

Proposal:

Installation of gas riser pipe to front elevation (retrospective).

Drawing Nos: 23009075_PLN_EL_1.1, 23009075_PLN_LOC_2.1, 23009075_PLN_SI_3.1,
23009075_PLN_SI_4.1.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 23009075_PLN_EL_1.1, 23009075_PLN_LOC_2.1, 23009075_PLN_SI_3.1, 23009075_PLN_SI_4.1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
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<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION