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FAO Daren Zuk

Our ref: ANE/GCA

Your ref:

30 October 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Application for Full Planning Permission
Fitzroy House, 45 Warren Street, London, W1T 6AG

We write on behalf of our client, Fitzroy House Limited ('the Applicant'), to submit an application for full planning permission for external alterations to the 45 Warren Street, London ('the Site'):

"External alterations including removal of ramp and retained wall to Warren Street, new windows, entrances, canopies, installation of replacement plant and associated works".

Site Context

The application site is bounded by Euston Road to the north, Fitzroy Street to the east and Warren Street to the south and comprises a 6 storey 1970's building. Whilst the existing building has little architectural or historic interest it represents a prominent building along the street. It is currently used as offices (Class B1) with 10 residential apartments on the 5th/6th Floor. The surrounding properties are mainly retail on the ground floors and a mixture of office and residential on the upper floors. The site is not located within a Conservation Area but it is adjacent to the Fitzroy Conservation Area to the south.

The Site benefits from excellent public transport links and has a Public Transport Accessibility Level of 6b. Warren Street Station is approximately 200m to the east and Great Portland Street Station 200m to the west both offering access to the London Underground network.

Planning History

On 2 July 2012 (ref. 2012/1006/P) an application for planning permission was refused for:

"Erection of infill extensions at 3rd and 4th floor levels to create additional office floor space (Class B1) and erection of extension at 5th floor level to create two x 2 bedroom residential units (Class C3) and remodelling of the facades."

An appeal was made against the decision to refuse planning permission, and this appeal was dismissed on 4 March 2013. The appeal was dismissed mainly on the ground that the proposed development would cause material harm to the existing residents living conditions.

Proposals

This application seeks planning permission for *“External alterations including removal of ramp and retained wall to Warren Street, new windows, entrances, canopies, installation of replacement plant and associated works”*.

As detailed within the Design and Access Statement submitted alongside this application, the proposals include:

- New facades on Warren Street elevation and to office portion on Fitzroy Street elevation;
- New canopy and landscaping to fourth floor terrace;
- Improvements to public realm including new landscaping to Fitzroy Street
- Removal of ramp and retained wall on Warren Street elevation;
- New Automatic Opening Vents (AOV) installed on Fitzroy Street elevation;
- Replacement plant;
- New entrance proposed to Warren Street/Fitzroy Street junction; and
- New windows throughout.

For the avoidance of doubt, there is no proposed change to building use, areas or occupancy. Replacement plan has also been planned to occupy the same areas as the existing (basement, third floor and fifth floor).

The format of the elevation at Euston Road is largely unchanged. Both the overhanging residential floors to levels five and six will remain as existing, whilst the dark concrete cladding is retained to the columns and horizontal bands of the office floors.

The office entrance at Euston Road will have a replacement canopy, reflecting the materials of the new Warren Street entrance façade with the colour and tone matching the existing Euston Road cladding. Steps, handrails and entrance doors will be updated, whilst the existing window to right of the entrance will be replaced with a new final exit.

A new canopy will be provided on the roof terrace, with spaces for working proposed about two large planters. Loose furniture and planters are proposed around the rest of the terrace, whilst a sedum roof runs around the edge of the building.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site comprises:

- The London Plan 2021; and

- LBC's Development Plan which consists of the Local Plan (2017), Policies Map, Site Allocation Document (2013) and various Area Plans.

Planning Considerations

Planning Policy

Policy D1 of the Camden Local Plan seeks to secure high quality design in development and to ensure that new developments are attractive, safe and easy to use. The policy lists what characteristics LB Camden will expect to achieve this policy objective including requiring development to respect local context and character, preserves or enhances the historic environment and is of sustainable and durable construction.

LBC has also published a Planning Guidance CPG (January 2021) which establishes design principles to be used in the assessment of development proposals. The document reinforces or where necessary amplifies existing guidance and defines the Council's expectations for new buildings, as positive and enduring additions to this unique urban landscape.

Assessment

Good design is a central objective of the London Plan (2021). Policy D1 of Camden Local Plan (2017) states that all development needs to, amongst others, respect local character, be sustainable in design, comprise high quality materials, minimise crime and be inclusive and accessible for all. The external alterations to the front and rear elevation would improve the visual appearance from Warren Street and Fitzroy Street. The existing facades would be improved with glass fibre reinforced concrete (GRC). The aim with GRC is to create a modern, more subtle version of concrete textures. The ground floor level façade will match the colour and tone of the existing Euston Road cladding, remaining in keeping with the colour palette of the existing building. As such, the proposals are in accordance with Policy D1 of the Camden Local Plan.

The proposed Warren Street treatment wraps around to the entrance on Fitzroy Street, with a refreshed entrance canopy to the residential units. A continuous planter is proposed to the right of the entrance with moveable planters.

The ground floor level on Warren Street will be made far more transparent with larger glazed screens. The interior of the lobby can now be understood from the outside, creating a far more active and inviting frontage. At present, the existing building does not have a standout entrance and the improvements to the façade would help deliver this, whilst remaining in keeping with the palette of the surrounding area.

Accessibility for the existing main Warren Street entrance to the building would be improved by the removal of the ramp and retaining wall. The current access is not level therefore the proposal seeks to create a very shallow internal ramp, which will be unobtrusive and without handrails, creating a more accessible entrance. A new dedicated office entrance is also proposed on Warren Street. For the avoidance of doubt, the Euston Road entrance will be retained as is and be utilised for the office entrance.

At current, the existing roof terrace is underutilised due to the lack of landscaping and furniture. The proposal includes a new canopy with spaces for working proposed around two large planters. The new canopy also has the benefit of reducing the perceived overlooking from the residential units. Loose furniture and planters are proposed around the rest of the terrace, whilst a sedum roof runs around the edge of the building.

A key objective of the development must improve the overall sustainability and energy levels of the building. The design has sought to align with the sustainability objectives set out within the London Plan (2021) and Camden Local Plan (2017). One of the key benefits of the proposals is the retention of the existing building, rather than a complete redevelopment. New insulation will be added to the Warren Street façade, whilst new upgraded replacement windows will be added throughout. The proposal will target BREEAM Excellent and a minimum EPC rating of B, an upgrade from the existing rating of EPC D.

It is considered that the external alterations and planting would be compliant with design policies set out by the Council and is considered to constitute sustainable development.

Scope of Application

In accordance with LBC's requirements, the following documents have been submitted as part of this planning application:

- Covering letter, prepared by Gerald Eve LLP;
- Site Location Plan, prepared by Ben Adams Architects;
- CIL Form, prepared by Gerald Eve LLP;
- Design & Access Statement, prepared by Ben Adams Architects;
- Drawings Pack, prepared by Ben Adams Architects; and
- Acoustic Report.

The planning application fee of £293.00 (plus £70 service charge) has been submitted online via the Planning Portal, with the reference PP-13466616.

Conclusion

The proposal would allow the building to be improved to meet sustainability targets, whilst the design of the proposals would provide a betterment to the existing street scene, contributing to creating an attractive frontage to Warren Street and Fitzroy Street, whilst respecting neighbouring amenities. Overall, the proposed development complies with the relevant development policies of the development plan. It is therefore considered that the development should be supported.

We look forward to receiving confirmation of receipt and validation of this application. Please do not hesitate to contact Alex Neal (020 7333 6301) or Gemma Carrieri (0207 333 6343) of this office should you have any queries.

Yours faithfully,



Gerald Eve LLP

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