

Delegated Report		Analysis sheet		Expiry Date:		15/02/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer		Application Number(s)					
Gavin Sexton		2012/6824/p: condition 10 (Green roof details) 2012/6825/p: condition 11 (elevations and materials)					
Application Address				Drawing Numbers			
Saatchi Block 80 Charlotte Street, 65 Whitfield Street and 14 Charlotte Mews London W1T 4QP				Refer to decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>2012/6824/P: Details pursuant to condition 10 (details of green and brown roofs) of planning permission granted on 16/03/12 (Ref: 2010/6873/P for 'seven storey extension to the Chitty Street elevation and two additional storeys in association with the existing office use (Use Class B1); the creation of new public open space; change of use from office to create flexible units at ground and lower ground floor levels; creation of 19 residential units (Use Class C3) at 67-69 Whitfield St; erection of two additional floors to create 36 residential units and erection of a 3 storey residential building at 14 Charlotte Mews' (abbreviated).</p> <p>2012/6825/P: Details pursuant to condition 11A, B and E (shopfront and offices, external materials, design and appearance of roofs) of planning permission granted on 16/03/12 (Ref: 2010/6873/P for 'seven storey extension to the Chitty Street elevation and two additional storeys in association with the existing office use (Use Class B1); the creation of new public open space; change of use from office to create flexible units at ground and lower ground floor levels; creation of 19 residential units (Use Class C3) at 67-69 Whitfield St; erection of two additional floors to create 36 residential units and erection of a 3 storey residential building at 14 Charlotte Mews' (abbreviated).</p>							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						

CAAC/Local groups* comments:

*Please Specify

N/A

Site Description

80 Charlotte Street is the whole of the city block defined by Charlotte Street, Howland Street, Whitfield Street and Chitty Street. The block is all in B1 use and is occupied by a single tenant; the Saatchi and Saatchi advertising agency.

65 Whitfield Street is a four storey plus basement 1950s office building, in B1 use although only the ground floor is currently occupied. This part of the site also includes 14 Charlotte Mews, a much altered three-storey Victorian building. This part of the site is also in the Charlotte Street Conservation Area.

Relevant History

16th March 2012 : Consent was **granted** by the Mayor of London for application 2010/6873/P subject to conditions and a s106 legal agreement.

2012/5283/P: On 29/10/2012 details pursuant to condition 6 (a) (ground contamination investigation) were approved.

2012/6778/P: On 13 Feb 2013 details were approved pursuant to condition 19 (hard and soft landscaping for pocket park).

2012/6822/P & 6823/P: In Feb 2013 details of pursuant to conditions 3 (corner details) and 5 (cycle parking) were approved.

Relevant policies**LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS13 - *Tackling climate change through promoting higher environmental standards*

CS14 - *Promoting high quality places and conserving our heritage*

CS15 - *Protecting and improving our parks and open spaces and encouraging biodiversity*

CS16 - *Improving Camden's health and well-being*

DP22 - *Promoting sustainable design and construction*

DP23 - *Water*

DP24 - *Securing high quality design*

DP25 - *Conserving Camden's heritage*

DP32 - *Air quality and Camden's Clear Zone*

Assessment

Condition 10: (green roof details)

Full details in respect of the green and brown roofs in the areas indicated on the approved roof plan shall be submitted to and approved by the Council before the relevant part of the development commences. The approved details shall be implemented within one year of the completion of the relevant part of the development and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and London Plan policies 5.10 and 5.11.

The previously approved Ecological Assessment recommends (section 5.2.2) that the brown roof areas will be designed to provide habitat for the Black Redstart. The committee report (para 6.3.17) discusses "Details of the green and brown roofs would be secured by condition, with an area to be put aside as a wildflower green roof as an alternative." In response to officer queries about the extent to which the living roofs would support and enhance local habitats for wildlife the applicant submitted an ecology report. It provides guidance on habitat establishment and maintenance, as well as specifying substrate levels to be incorporated onto the roofs, and habitat enhancements that will be undertaken for black redstart, as recommended by the approved ecological assessment. Section 2 of the report provides details of the brown roof specifications, whilst section 3 details green roof specifications. Section 4 provides recommendations on ensuring appropriate delivery and management of the living roof systems. The planting specification is to include 60-80% locally native herbs and/or wildflowers, 10-20% sedum, and approximately 20% areas of bare sand and shingle. The drawings state that the total areas of green and brown roofs would provide the approved quantum of space albeit in amended locations.

The details submitted are acceptable.

Condition 11 (elevation and materials)

The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work is commenced on the relevant part of the development.

- a) Shopfronts and office entrances; including sections, elevations and materials*
- b) Facing materials of all buildings and details of all elevations*
- c) Sections and elevation of all roof canopies and brise soleils*
- d) Position size and means of enclosure of all new lightwells*
- e) Design and appearance of all roof areas including external office atria*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the site and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and London Plan Policies 7.1, 7.4 and 7.8.

Details have been submitted pursuant to the following elements:

11a: Shopfronts and office entrances

Charlotte Street elevation: Details of the main entrance have been submitted. The approach to shopfront detailing shows a portal frame set clear of the concrete surround which is used along the length of the Charlotte Street and Howland Street elevations and as the main building elevations turn

onto Whitfield Street and Chitty Streets. The detailing provides quality, detail and visual interest. Minor refinements in location and width of the main and secondary entrances are not material in terms of the overall appearance of the building and overall the detailing of the entrances is acceptable.

Whitfield street : this elevation is formed of three buildings. To the west 89 Whitfield Street uses the contemporary portal shopfront approach set out above. Secondary entrances within expanses of framed glazing are detailed for the central building at 71-81 Whitfield St. The detailing of the primary entrance on Whitfield Street with an entrance/exit lobby within retained columns is acceptable. Use of outward opening doors which project minimally beyond columns and within curtilage of building is preferable to incorporation of recessed doorways set back from main elevation and is acceptable. The shopfronts on 67 Whitfield are largely as existing and are acceptable.

Overall the detailing retains the appearance of approved scheme, maintains the distinctiveness of the buildings and is acceptable.

11b: Facing materials and details of elevations

65 Whitfield Street : The detailing shows replacement windows in dark polyester frames on the upper floors in a small pane pattern which have an industrial aesthetic, are modelled on existing rear crittal-style windows and are sympathetic to the building. A minor increase in window size to four rooms on the upper floors facing the street is non-material and acceptable. The additional upper floors would be added in Charnwood Whitwick 'muti-ruff' brick to match the existing lower levels and a conventional Schueco curtain wall system on the top floor. The approach and detailing are consistent with the approved scheme and are acceptable.

Charlotte Mews: The detailing of hit and miss brickwork with large panel glazing behind is contemporary in style, consistent with the approved scheme and is acceptable. The submitted details demonstrate a dark brick with dark mortar. Following officer concerns about the choice of brick the applicant has confirmed that the choice is revised to '40x65 'Pezzana' Gima brick' in buff. The committee report noted "This small structure would be faced in a lattice of stock bricks which responds to the robust and functional character of mews buildings. The lattice provides depth and interest in the façade. These changes are thoughtful, high quality and in character." This interest and depth would be maintained. The choice of brick and detailing of the elevations are acceptable.

Charlotte Street block: The applicant has submitted detailed studies of bays/elevations throughout the development. Refinements have taken place in various locations. On Whitfield Street the 6th and 7th floors were submitted with widened and off-grid columns on the 71-81 Whitfield Street building. Following discussion with officers these have been narrowed as far as possible and a simpler pattern of columns has been proposed. The revised details are acceptable.

Through the building the approach uses deep recessed windows with metal spandrel panels. The sections show high quality detailing (concealed drainage behind brickwork and raised parapets etc) and appropriate use of materials.

Indications of the choice of brick have been included in the submission. A mid-grey colour of brick has been chosen for the newly clad elevations of the Charlotte Street block –which would contrast with the black-green polyester aluminium spandrel panels. On Chitty Street a bolder choice of dark brick with texture and variation is proposed for the recessed elevations behind the pocket park (10-15 Chitty Street building) which would provide a visual contrast to the light brick colour framing the recessed pocket park to either side. The Howland Street elevation would comprise two approaches: the first with pre-cast concrete framed cladding panels in dark black-green and the second with projecting window elements brought forward from the concrete frame.

On Whitfield street the hit and miss lattice brickwork detailing is acceptable. The window detailing shows high quality replacements. A light grey brick is proposed for the extension to 67-69 Whitfield Street. The fenestration pattern throughout is well considered and acceptable.

Samples panels of all brickwork would be provided pursuant to condition 12 at a later date. The

principle of the choice of colours is acceptable, subject to the sample panel demonstration.

Overall the high quality detailing and choice of materials is consistent with the approved scheme and is acceptable.

11e: Design and appearance of all roof areas

65 Whitfield Street: The plant arrangement at roof level has been amended slightly in position and height. 300mm has been added to the height in places but this offset by the relocation which adds greater setbacks from the elevations. Overall the change is very minor, will not be perceptible from the public realm and is acceptable. The plant would be screened by silver anodised aluminium plant louvers.

80 Charlotte Street building: The submitted drawings show that one of the four roof level projecting atria would be removed (NE corner of building) and the other three have been significantly reworked in terms of their design. The atria had previously been indicated as glass and ETFE pyramidal forms within a metal structure. The modified atria have been reduced in height and size on plan (with the exception of the atrium over the main entrance on Charlotte Street which would be wider on plan). The Atria would be similarly wrapped in anodised aluminium. None of the retained atria are likely to be any more visible in long views and their metal cladding means that they are likely to blend into the adjacent rooftop plant. The removal of one is welcomed and the detailed form of the remaining three is acceptable.

The changes to atria layout has led to slightly modified roof and internal plan form. At roof level the layout of the external terraces has been altered but remains consistent with the approved terrace locations. The terraces would be no more visible than those approved. The green and brown roof areas have also been modified but the total living roof area has been retained, consistent with the approval. Internally the plan form has been rationalised by the changes but the building lines and gross floorspace would be unchanged from the consented scheme.

The plant screens on the Charlotte Street block would be finished in silver anodised aluminium cladding. In views from the adjacent streets the plant would remain invisible due to the extent of setbacks at upper floors.

At roof level the elevations show a curtain wall system, as proposed for the 65 Whitfield Street building. The uppermost floor includes articulation and varying planes of glazing which assist in breaking up the form. The submitted details omitted the canopy at 8th floor and following officer concerns about the need for the curtain walling system to be terminated/capped, the applicant submitted revised drawings to show that a future submission would provide the canopy details. Overall the roof level detailing includes use of high quality materials and is consistent with the principles of the approved scheme. The roof level details, with the exception of the canopy detailing to be covered under a future submission pursuant to 11c, are acceptable.

Overall the quality and detailing demonstrated by the submission are acceptable.

Recommendation: Approve details pursuant to conditions 11a, b and e and condition 10.

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