

Delegated Report		Analysis sheet		Expiry Date:		13/02/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Gavin Sexton				2012/6778/P			
Application Address				Drawing Numbers			
Saatchi Block 80 Charlotte Street, 65 Whitfield Street and 14 Charlotte Mews London W1T 4QP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 19 (hard and soft landscaping for pocket park) 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).							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
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: <small>*Please Specify</small>	N/A						
Site Description							
<p><u>80 Charlotte Street</u> 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.</p> <p><u>65 Whitfield Street</u> 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.</p>							
Relevant History							
<p>16th March 2012 : Consent was granted by the Mayor of London for application 2010/6873/P subject to conditions and a s106 legal agreement.</p> <p>2012/5283/P: On 29/10/2012 details pursuant to condition 6 (a) (ground contamination investigation) were approved.</p>							

Concurrent applications are under assessment pursuant to conditions 3 (corner details), 5 (cycle storage), 10 (green and brown roofs) and 11 (design details).

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Assessment

Condition 19 states:

No development shall take place until full details of the park hereby approved, including hard and soft landscaping and means of enclosure have been submitted to and approved by the Local Planning Authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved and shall be thereafter maintained and retained as such unless the Local Planning Authority gives written consent to any variation.

Reason: To enable the implementation of the park to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The hard landscaping of the park would include stone benches, sunken concrete planters for trees and raised planters for shrubs and black basalt setts. The park would be enclosed by a 1.5m tall hedge, backed by a fixed metal fence/panel. Access to the park would be through two open entrances set between the perimeter hedges and a third portal entrance under the residential block adjacent to the retail unit, all facing onto Chitty Street. Two sliding gates (concealed behind the hedges and metal panels) and a discrete folding gate (under the portal) would close the park at night. The gate design would comprise horizontal metal bars set within the gate frame in an open form, comprising a 1:2 ratio of solid:void, allowing views into the park when closed. The design is closely modelled on the gates found at the Museum of Modern Art in New York and is appropriate to the contemporary detailing and materials proposed for the pocket park. It is proposed that an art gate would replace the metal gate within the park portal entrance at some point in the future, once details become clearer. The proposed approach is consistent with the general details submitted with the original application. The hard landscaping, means of enclosure and materials would provide a high quality of design and appearance and are acceptable.

The planting regime would include 24 no. fruiting deciduous trees, growing to 10-15m tall, in addition to a tapestry hedge of interleaved plant species and planted areas of low growing shrubs. The mix of planting, including the hedge, was amended during assessment to incorporate a greater mix of native species for biodiversity benefit. The proposed planting scheme is acceptable.

The park has expanded in size from the approved scheme due to the need to provide additional access to a subterranean substation under the residential building, via a concealed doorway at the rear of the park. The changes to the elevation and views from the street to accommodate this change are not significant and the increased outdoor area resulting from the change is welcomed.

Recommend: approve details.

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