

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	03/09/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	(1) & (2) 09/08/2012
<b>Officer</b>			<b>Application Number(s)</b>	
Angela Ryan			(1) 2012/3251/P (2) 2012/3299/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
12 Flitcroft Street London WC2H 8DJ			Refer to decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>(1) Alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of new glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and installation of a new internal lift.</p> <p>(2) Refurbishment to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of new glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and internal alterations to include new wc's, internal lifts and stairs and alterations to partitioning.</p>				
<b>Recommendation(s):</b>		(1) Grant Planning Permission (2) Grant Listed Building Consent		
<b>Application Type:</b>		(1) Full Planning Permission (2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	11	No. of responses	0	No. of objections	0
Summary of consultation responses:	(1) & (2) Site notices were displayed from 16/07/12 to 06/08/12 and notices published in the local press on 19/07/12 expiring on the 09/08/12. No representations have been received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify	<b>Covent Garden Community Association:</b> Were formally consulted and confirmed that no objections are raised, but that the window frames should be replaced with like-for-like materials given the listed status of the building.					

## Site Description

The building comprises a four-storey building located on the north side of Flitcroft Street (a narrow pedestrian alley). The building was formally used as a warehouse, and is used as open-plan offices that are currently vacant. The site lies within a group of similar buildings where the predominant land use is for commercial purposes.

The site is grade II listed and also lies within the Denmark Street Conservation Area.

## Relevant History

**12/06/1978**- Permission **granted** for a limited period for the change of use of 1st and 2nd floors from light industrial to educational use (Ref: 26359).

**25/04/1997**- Permission **granted** for the change of use of the basement, ground floor and first floor from Business use to a mixed use of Business (Class B1) and Retail (Class A1), in connection with the sale of musical equipment and instruments, including external alterations involving the removal and replacement of existing entrance doors, insertion of new windows and the installation of nine air conditioning condensers on the roof (Ref: PS9704082)

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

**CS1**(Distribution and growth)

**CS5** (Managing the impact of growth and development)

**CS14**(Promoting high quality places and conserving our heritage)

#### Development Policies:

**DP24**(Promoting high quality places and conserving our heritage)

**DP25**(Conserving Camden's heritage)

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

**DP28** (Noise and vibration)

#### **Camden Planning Guidance 2011:**

**CPG 1- Design: Chapters 1, 2 & 3**

**CPG 6- Amenity: Chapters 1, 4, 6, 7 & 9**

**Denmark Street Conservation Area Appraisal and Management Strategy 2012**

**National Planning Policy Framework 2012**

## Assessment

### Proposal:

The applicant seeks a full refurbishment of the application site which will include internal and external alterations.

The proposed refurbishment includes:

- Upgrading the external envelope to include a new roof, rooflights and windows and restoration/refurbishment of existing features such as stone detailing, cast iron columns, fitch beams, king-post trusses and exposed brickwork.
- The installation of a new glazed entrance through the original arched loading bay
- Installation of a new lift to all floors
- New wc facilities
- New internal stair

During the course of the application the proposal has been amended to omit the proposed security shutters and replace them with timber doors and an indicative lighting scheme was also submitted.

The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

### Impact on the character and appearance of the host building and conservation area:

#### External works:

The main alteration proposed to the façade is the replacement windows. An inspection of these revealed them to be modern timber windows with no interest to the building. The new metal windows replicate the arrangement of the existing and would be in keeping with the overall industrial character of the building, therefore no objection is raised to this element of the proposal.

An existing opening on the ground floor will be converted back to a window. It is likely that the opening was originally a window opening and was changed to a door when the stair was inserted (in the 1930s according to the listed description).

The modern loading bay shutter would be removed and replaced with a glazed screen set back behind the existing arch. Given the use of the building as offices the proposal to insert a glazed screen provides a legible entrance to the building, suitable for the use whilst respecting the opening. A concern was raised in respect of a new roller shutter being installed in the arched entrance which would have been harmful to the special interest and character of the host building. The shutters have since omitted from the scheme and it is now proposed to install timber doors which are considered to be appropriate for this grade II listed building. As such this element of the proposal is considered to be acceptable in principle.

#### Internal alterations

The most important characteristic of the interior is the open plan spaces featuring cast iron columns which are to be maintained as part of the scheme. New partitioning is inserted to provide toilets and the new stair/lift. By consolidating these two aspects into one area allows the rest of the space to be left as open plan.

The existing staircase is to be removed. An inspection showed it to be of a modest appearance and it is not original to the building (1930s). Many of the walls to the stair compartment are constructed from modern breeze block. Although it has a certain functional aesthetic appropriate to the character of the building no objection is raised to its removal as it is of limited interest.

A new stair and lift will be inserted in the existing loading bay area. The position of the lift is dictated by the requirement to serve the raised ground floor level. The position of the new lift and stair is adjacent to the proposed main entrance to the building which minimises the amount of partitioning which may have been required if it was in other parts of the building (e.g., for enclosed means of escape).

On the second floor the non-original mezzanine level will be removed which is considered to be a benefit as it will allow the roof structure and trusses to be better read.

The Council expects the ceilings to be left exposed as the existing columns and exposed timber beams are considered to be an important feature of the building. The applicant has confirmed that no suspended ceilings are proposed as part of the refurbishment

The roof will be replaced with tiling to match the existing, and existing roof lights replaced.

Given that the applicant proposed to refurbish or restore the architectural features on the building, the proposal is considered to be acceptable and would serve to preserve and enhance the historic interest of the building and character and appearance of the conservation area.

**Amenity:**

Given that no new openings or additions are proposed as part of the scheme it is considered that the proposal would not give rise to any adverse impacts to be amenity in terms of the loss of sunlight/daylight, or the loss of privacy and outlook. As the proposed lift is internal, it is envisaged that no amenity issues should arise in respect to noise and vibration given the commercial nature of the location and surrounding buildings. Moreover it is recommended that an appropriate condition is attached to the decision notice in this respect. As such it is considered that the proposal is acceptable in amenity terms.

**Recommendation: (1) Approve planning permission**

**(2) Approve listed building consent**

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