

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		(1) & (2) 19/06/2012	
		N/A / attached		Consultation Expiry Date:		(1) & (2) 24/05/12	
Officer				Application Number(s)			
Angela Ryan				(1) 2012/1402/P (2) 2012/0658/L			
Application Address				Drawing Numbers			
42 Earlham Street London WC2H 9LA				Refer to decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(1) & (2) Installation of a louvre extract within existing window at rear first floor mezzanine level to Shelton Street elevation, together with additional ducting to the existing internal flue located at first floor mezzanine level.							
Recommendation(s):		(1) Grant Planning Permission (2) Grant Listed Building Consent					
Application Type:		(1) Full Planning Permission (2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	0	No. of objections	0
				No. Electronic	0		
Summary of consultation responses:		A site notice was displayed from 27/04/2012 to 18/05/2012 and a public notice displayed in the local press from 03/05/12 to 24/05/12. No representation were received as a result of the consultation process.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Covent Garden CAAC: Objects on the grounds that the louvre is unattractive and does not enhance the street environment. Noise nuisance is likely to be a possibility as the glass is to be removed-especially to pedestrians, passers by and tourists therefore further detracting from the quality of the street environment. (Officers response: see sections 3 & 3 of this report)</p> <p>Covent Garden Community Association: Raises no objection provided that a condition is attached to ensure that the window panes are safely removed and stored and replaced when the current occupier moves out of the office or the louvre and extract duct are no longer required. (Officers response: An appropriate condition is recommended to be attached to the decision notice)</p>					

Site Description

The site comprises a six-storey mid 19C brewery building that is located on the south side of Earlham Street. It lies within a terrace of buildings ranging from four to six storeys high and is adjoined by a retail shop/club to the west and a restaurant to the east. The area is predominantly commercial in character.

The site is grade II listed and also lies within the Seven Dials Conservation Area.

Relevant History

14/09/77- Permission **granted** for the extension of the fifth floor and the construction of a sixth floor in order to provide two floors of residential accommodation at 42-44 Earlham Street and 27-33 Shelton Street(Ref:23305 R)

30/03/79- Permission **granted** for the use of Nos. 42 Earlham Street and 27-33 Shelton Street, WC2, for the following purposes: Restaurant, shop, showroom, gallery, light industry, offices and community use. (Ref: 26871)

13/09/83 Permission **granted** for alterations at ground floor level to the frontages of Earlham Street, Neal Street and Shelton Street. (Ref:36654)

21/06/83- permission **granted** for the addition of a new (sixth) floor to No 42 Earlham Street and Nos 27-33 Shelton Street, WC2 and its use partly for residential accommodation (170 m2) and the remaining 190 m2 to be used in accordance with the schedule set out in condition 1 below. (Ref: 34601 R1)

18/04/02- Permission **granted** subject to an appeal decision for refurbishment, alteration and extensions following fire damage to provide a mix of offices, community and restaurant uses including the erection of a roof extension at fifth floor level and roof top plant and associated alterations at ground floor level and facades (Ref: PSX0004558)

19/04/04- Conservation area consent **granted** for part demolition of the fire damaged structure including roof, internal fabric and part elevation fronting Shelton Street (Ref:CSX0004559)

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS5 – (Managing the impact of growth and development)

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

Development policies:

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

DP28 – (Noise and vibration)

Camden Planning Guidance 2011 (CPG1-Chapter 11, CPG6- Chapters 2 & 4)

Seven Dials Estate Conservation Area Statement 1998

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The applicant proposes to install a louvre in a window at first floor level on the rear elevation of the application site and also extend kitchen extractor equipment that has been installed internally at first floor level.

1.2 The building previously suffered from fire damage and internally there are few surviving features with the exception of cast iron columns, brick walls, ceilings and stone paving in places.

1.3 The key issues to consider are;

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

2.0 Impact of the development on the character and appearance of the host building and conservation area

2.1 There is an existing flue located internally in the canteen area at first floor mezzanine level. Internally the proposed works consist of running additional ducting in order to service the kitchen area located at first floor level. This will be surface mounted onto the ceiling. It is not possible to run the ductwork within the fabric of the building as the walls and floors are a solid construction. The existing exposed ductwork at first floor level appears in this area also.

2.2 The duct is proposed to terminate on the Shelton Street elevation (rear elevation) at first floor level. The glass from a section of a window is proposed to be removed which involves the removal of three panes of glass from a 12 paned critical window, with the louvers fitted behind. The overall glazing bar arrangement would be preserved on the outside with the louvers reading as a secondary element behind. The window appears to be modern (although replicating a historic design), and was possibly installed subsequent to the fire damage to the building, therefore no historic fabric would be lost. A number of similar louvers exist on this elevation at ground floor level. It is recommended that an appropriate condition is attached to the decision notice to secure the reinstatement of the glass panes at such time that the louvre is no longer required in order to preserve the architectural and historic interest of the building and the character of the conservation area.

2.3 Given that the works are reversible and there is no alternative route which would not involve greater intervention into the building no objections are raised in design terms. In respect of this modest intervention to this historic building it is considered that the proposal would serve to preserve and enhance the architectural and historic interest of the listed building and the character and appearance of the conservation area and therefore complies with policies CS16, DP24 and DP25 of Camden's LDF.

3.0 Amenity

3.1 A noise survey was undertaken for 24 hours on 10/04/12 and 11/04/12, where measures were taken at 15 minute intervals. The plant data was measured at 3m from the nearest sensitive receptor giving the lowest background noise level of 56 dBA. The proposed plant once installed would be at 45 dBA. The results theoretically demonstrate that Camden's noise standards would be met given that the predicted noise level is 11 dBA lower than the lowest background noise and the Council requires noise levels to be 5 dBA lower than the lowest background noise level and 10 dBA lower where tonal noise is associated with any plant installed. Camden's environmental specialist has recommended that the standard noise conditions are attached to the decision notice to ensure that the proposal would have no adverse impact in terms of noise nuisance. It should be noted that no objections were received from neighbouring properties.

3.2 The applicant has confirmed that no cooking will be done on site, and that food is brought to the site cooked and prepared and is re-heated. As such it is not envisaged that the proposal would result in omitting significant levels of cooking smells and fumes and therefore it is considered that the proposal would not result in undue harm to residential amenity.

Recommendation: Approve planning permission and Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th June 2012. For further information please click [here](#).