

Address:	150 Holborn London EC1N 2NS	
Application Number:	2011/4198/P	Officer: Elizabeth Beaumont
Ward:	Holborn & Covent Garden	
Date Received:	19/08/2011	
Proposal: Refurbishment and alterations to the property, including extension to 5th and 6th floor and additional floor at 7th level for Class B1 offices on Holborn and Grays Inn Road elevations, extension at 3rd, 4th and 5th floor level for Class B1 offices and Class C3 residential on Brooke Street elevation, creation of 5 new residential units with 1 x existing unit (Class C3) and new residential entrance core off Brooke Street and associated elevation alterations, replacement plant and enclosures at roof levels, recladding to exterior elevations, alterations to main entrance and reception area including associates partial change of use from shops (Class A1) to offices (Class B1) at ground floor, partial change of use from offices (Class B1) to financial and professional services (Class A2) at 1st floor level, creation of enclosed service yard to rear with amenity space above, green/brown roofs and cycle parking.		
Drawing Numbers: P1000; P1099; P1100; P1101; P1102; P1103; P1104; P1105; P1106; P1107; P1999; P2000; P2001; P2002; P2003; P2004; P2005; P2006; P2007; P2008; P2009; P3001; P3002; P3003; P4001; P4002; P4003; P5001; P5002; P5003; P4004; 7254/10; 7251/11; 7251/12; 7254/13; Transport Statement and Services Management Plan August 2011; Construction Management Plan August 2011 Issue 5; PPG24 Acoustic Assessment August 2011; Energy Statement dated August 2011; Design and Access Statement dated August 2011; Financial Assessment dated 28 October 2011; Sustainability Statement; Townscape, Conservation and Visual Impact Assessment; Daylight, sunlight, light spill and solar glare report dated August 2011.		
RECOMMENDATION SUMMARY: Grant planning permission subject to S106 Legal Agreement		
Applicant:	Agent:	
Laffly LLP C/O Agent	Gerald Eve LLP 72 Welbeck Street London, W1G 0AY	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		193 m ²
	B1 Business		9,830 m ²
	A1 Shop		1,224 m ²
	A2 Financial and Professional		1,319 m ²
	A3 Restaurants and Cafes		232 m ²

Proposed	<i>C3 Dwelling House</i> <i>B1 Business</i> <i>A1 Shop</i> <i>A2 Financial and Professional</i> <i>A3 Restaurants and Cafes</i>	<i>979 m²</i> <i>11,384 m²</i> <i>1,202 m²</i> <i>1,443 m²</i> <i>254 m²</i>
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Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>	1		1						
Proposed	<i>Flat/Maisonette</i>	1		1	4					

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	5	0
Proposed	0	1

OFFICERS' REPORT

Reason for Referral to Committee: The proposal is defined as a 'major' application comprising more than 1,000sqm of non residential floorspace under "Matters Delegated to the Development Control Committee" paragraph 3(i).

1. SITE

- 1.1 The site is located on the north side of High Holborn with Brooke Street to the east and Gray's Inn Road to the west adjacent to the boundary with the City of London. The site is located within the Central London Area in a designated Neighbourhood Renewal Area and a designated Growth Area.
- 1.2 The site is part of a Central London Frontage which largely operates as a town centre for workers and the residential community in the Holborn area with approximately 150 ground floor commercial units. The frontage comprises the shopping streets of High Holborn / Holborn (from the junction of New Oxford Street to Holborn Circus) and most of Kingsway south of High Holborn. Retail uses are characterised by High Street multiple outlets and convenience stores. Financial and professional services are well represented and most of the major banks and building societies have branches in this Central London Frontage. Food, drink and entertainment uses are interspersed amongst these other uses, and these are also characterised by High Street multiples. Holborn Central London Frontage has some quite distinctive characteristics being located in an area dominated by office development, with large office entrances which often break up the continuity of shop units.
- 1.3 The site is not located within any conservation area but is positioned between the Hatton Garden Conservation Area to the east, Chancery Lane Conservation Area to the south and Bloomsbury Conservation Area to the west. There are a number of

listed buildings surrounding the site comprising the Grade II listed no. 337 & 338 Staple Inn Buildings, Grade I listed 1-4 High Holborn, the Grade II listed no. 335 High Holborn and the Grade II* Listed Prudential Assurance Building, no. 142 High Holborn.

- 1.4 The site comprises a part-six part-three storey red brick modern building with mansard roof and basement level forming a 'U' shape with frontages along High Holborn, Brooke Street and Gray's Inn Road. The existing building comprises retail accommodation, a bank and a restaurant on the ground floor with office accommodation, ancillary squash court and 1 x 3 bedroom flat on the upper floors. The retail units are located along the main frontage and Gray's Inn Road frontage with the entrance to the office accommodation is on the corner with Holborn. The public house and access to the residential unit are located along the Brook Street wing.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the refurbishment of the existing office accommodation including extensions at fifth, sixth and seventh floor level to form additional office accommodation. A two storey extension with rooftop plant and sunroom with terraces are proposed along the Brook Street wing to accommodate 6 x residential units and additional office accommodation.
- 2.2 The proposed alterations and extensions will accommodate additional office accommodation, 5 additional residential units with a marginal loss of retail floorspace and an increase in A2 and A3 floorspace. The proposed residential units along Brook Street comprise 1 x 1 bed unit, 4 x 2 bed units and 1 x 3 bed units all with access to terrace area.
- 2.3 It is proposed to re-clad the façade of the building with a rain-screen cladding treatment comprising glazed terracotta and patina metals and replacing the existing glazing with double glazed windows. The main entrance from the corner of Holborn and Gray's Inn Road will be remodelled to create a double height office entrance encompassing a small area of one of the ground floor retail units.
- 2.4 It is proposed to locate a plant enclosure at fifth floor level along Brooke Street and on the roof of the main building along the Gray's Inn Road and Holborn elevation. The rear service yard will be covered to create a landscaped amenity space comprising hard and soft landscaping accessible to the office and residential accommodation. It is proposed to cover the roofs of the building with sedum roofs. A new vehicle gate from Brooke Street is also proposed.

3. RELEVANT HISTORY

- 3.1 02/07/1980 – **p.p. granted (N16/20/A/29129)** for the erection of a basement, ground and part 2, part 6-storey building, comprising shops offices, banking hall, squash courts and one flat of that part of the site within the Borough of Camden

- 3.2 05/09/2008 – **p.p. granted (2008/2520/P)** for alterations to both High Holborn and Brooke Street ground floor shopfront elevations, including repositioning of main entrance on High Holborn (front) elevation and relocation of two ATMs (Automated Teller Machines) from Brooke Street (side) elevation to High Holborn (front) elevation.
- 3.3 25/10/2011 – **planning application (2011/4609/P)** granted for partial change of use from retail use (Class A1) to office use (Class B1) at ground floor level, including alterations to main office entrance including the creation of a double height entrance, and associated alterations.

4. **CONSULTATIONS**

Statutory Consultees

- 4.1 **Thames Water** - would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

- 4.2 **Crossrail** - The site of this planning application is identified outside the limits of land subject to consultation under the Safeguarding Direction. The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

Conservation Area Advisory Committee

- 4.3 None relevant

Local Groups

- 4.4 None relevant

Adjoining Occupiers

<i>Number of letters sent</i>	120
<i>Total number of responses received</i>	1
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	1

- 4.5 Site notices erected on the 02/09/2011 allowing comment until the 23/09/2011 & press notice was erected in the Ham&High on the 08/09/2011 allowing comment until the 29/09/2011 - 1 response was received;

33-35 Brooke Street (Wine bar/restaurant) – objects as follows;

- The proposed development will permanently materially and adversely impact on our servicing and product deliveries
- The development will involve or may involve a reduction in the size/and/or visibility of our premises
- The proposed development may involve construction walls and further building which affects our ability to access and repair our premises.
- The planning application will adversely impact on the rights reserved under our lease to service the premises and use existing loading and service area
- The new residential units will increase the likelihood of complaints concerned normal bar operating noise at our premises.
- This will generate significant noise and disruption over the development period which will impact on our sales and profitability for the duration.

5. **POLICIES**

- 5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

5.2 **LDF Core Strategy and Development Policies**

Core strategy

CS1 (Distribution of growth)

CS2 (Growth areas)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through providing higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

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

CS18 (Dealing with our waste and encouraging recycling)

Development policies

DP1 (Mixed use development)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Housing size mix)

DP6 (Lifetime homes and wheelchair homes)

DP12 (Supporting strong centres and managing the impact of food drink) entertainment and other town centre uses)

DP13 - Employment sites and premises)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)
 DP18 (Parking standards and the availability of parking)
 DP19 (Managing the impact of parking)
 DP21 (Development connecting to the highway network)
 DP22 (Promoting sustainable design and construction)
 DP24 (Securing high quality design)
 DP25 (Conserving Camden's heritage)
 DP26 (Managing the impact of development on occupiers and neighbours)
 DP28 (Noise and vibration)
 DP29 (Improving access)
 DP32 (Air quality and Camden's Clear Zone)

5.3 Supplementary Planning Policies

Camden Planning Guidance 2011

Central London Planning Guidance - Food, Drink and Entertainment, Specialist and Retail Uses (Adopted 4 October 2007)

6. ASSESSMENT

6.1 The principal consideration material to the determination of this application are summarised as follows:

- Land Use – principle of office and residential uses
- Residential Mix
- Design
- Residential amenity of future occupiers
- Lifetime Homes
- Impact on neighbouring residential amenity
- Transport implications
- Access issues
- Sustainability

Land Use – principle of office and residential use

6.2 Policy CS2 (Growth areas) specifies that the Council's aspirations for the Holborn Growth Area include the provision of a mix of land uses, with offices and housing as the predominant uses, provision of appropriate retail and service uses, appropriate contributions to open space, community facilities and high quality sustainable design that respects its surrounding and preserves and enhances the area's historic environment.

6.3 The proposal involves an uplift of floorspace of 2,454sqm including 1,668 of commercial accommodation, 7.8% of which includes internal reconfiguration by infilling the existing squash courts. This figure does not include the covered yard area which has been created to create a 'garden area' for the office workers and residential units which will screen the unsightly service yard. Policy DP13 states that the Council will retain land and buildings that are suitable for continued business uses, therefore the retention of the building for office accommodation complies with this policy. Furthermore the contribution towards office and housing accords with the aspirations for this growth area.

- 6.4 Policy CS6 states that the Council will aim to make full use of Camden's capacity for housing. The provision of residential accommodation as part of the development is inline with policy.
- 6.5 However policy DP1 (Mixed use development) states that the Council require a mix of development where appropriate. In the Central London Area where more than 200sqm (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing. The Council will require any secondary uses to be provided on site and only where inclusion of a secondary use cannot practically be achieved on the site a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu will be accepted.
- 6.6 The proposed development provides 34% (786sqm) of the additional floorspace as housing with five additional residential units re-providing the one existing residential unit with terrace areas. In order to comply with policy DP1 an additional 441sqm (16%) of residential floor space would need to be provided as part of the development. The applicant specified there are physical constraints with the existing building which prohibit the provision of any additional residential accommodation on site. It would not be possible to locate residential accommodation at roof level due to the need for the provision of additional cores and a service zone between residential and commercial levels. The inclusion of a service zone would result in an unacceptable increase in height of the building. The extension of further residential accommodation laterally across the floorplate is limited due to existing occupiers on the ground floor, an area which is not in the demise of the applicant and restrictions to provide additional staircores. The applicant has provided information to demonstrate that there is a demand for high quality office accommodation within the area and the proposed development will create more usable and desirable accommodation in accordance with DP13 (Employment premises and sites).
- 6.7 If 50% of residential accommodation was provided on site 1227sqm of overall floorspace would be provided. Policy DP3 (Contributions to the supply of affordable housing) would require the provision of affordable housing as the additional housing would be more than 1000sqm (gross). Under the sliding scale the applicant in this case would be required to provide one or two affordable units. The applicant has confirmed that it would not be possible to provide one or two affordable units due to the physical constraints outlined above and the need for a separate entrance and staircore for an RSL to consider taking the unit. The applicants have also confirmed that it would not be financially viable to provide one or two affordable units on site and that it is unlikely that an RSL landlord would be willing to take one unit in this location given the lack of independent access, staircores and service charge.
- 6.8 The applicant has reviewed the possibility of providing all the residential proposed onsite as affordable units given the restrictions in providing both private and affordable separately. A Viability Appraisal has also been submitted to illustrate that the scheme would not be financially viable if all of the residential floorspace was provided as affordable units. This appraisal was assessed independently by a third party assessor who confirmed that the information is solid and robust and

adequately demonstrates that the scheme would not be viable if the residential accommodation provided on site was affordable.

- 6.9 The possibility of providing the additional 441sqm (16%) of floorspace offsite was also reviewed however the applicant does not own any other sites within the borough where this short-fall could be provided. In cases such as this, the supporting text for policy DP1 states that exceptionally, where a secondary use is appropriate but cannot be achieved on site and it is demonstrated that no alternative site is available for the use the Council may accept a payment-in-lieu of provision. This provision should be directly related to the scale and kind to the development proposal. Therefore the applicant has offered a financial contribution based on the provision of the shortfall of residential accommodation offsite which fully accords with the formulas set out in Camden Planning Guidance 2011. The resulting contribution to be provided would be £1,197,700 towards the provision of additional residential accommodation within the borough.

Impact on retail

- 6.10 The site is located within a Central London Frontage where retail use is strongly protected. Policy CS7 (Promoting Camden's centres and shops) specifies that the aim within the Holborn frontage is to seek an increase in the availability of ground floor retail uses. Central London Guidance 2007 states that the Council seeks to protect the retain function and planning permission will not be granted for development involving loss of retail uses which result in retail uses falling below 50% of the total units each individual frontage. The proposed development would result in the decrease in the amount of retail floorspace of one retail unit by 22sqm at ground floor level in order to create an enhanced office entrance but would not alter the overall number of retail units. The remaining retail unit would be of a sufficient size and would not prevent the ongoing operation of the retails unit. The proposal would not affect the percentage of total units within the frontage and will improve the attractiveness of the building so is therefore considered acceptable. Furthermore the proposal results in an increase in the Class A2 use (114sqm) at first floor and A3 (22sqm) at ground floor level within the building.

Employment contributions

- 6.11 CPG8 states that the Council may seek employment obligations in cases where schemes have potential to provide employment opportunities for local residents. The applicant has agreed to provide a financial contribution to the council secured through the section 106 to be used by the council to provide training and employment support to Camden residents of £13,600. The applicants have also agreed to the following;
- Obligation to liaise with the Kings Cross Construction Skills Centre, the Council's construction skills centre in York Way, to support the recruitment of Camden residents to jobs created during the construction of the development and to work towards a target that 20% of jobs are filled by Camden residents
 - to provide two construction industry apprenticeships to Camden residents recruited via the Council's Kings Cross Construction Skills Centre or other nominated partner

- An agreement to work with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during the construction of the development

6.12 These employment and local procurement will be secured by a Section 106 legal agreement.

Residential Mix

6.13 Policy DP5 (Homes of vertical sizes) states that the Council will seek to ensure that all residential development contributes to meeting the priorities set out in the dwelling size priorities table. The proposed residential accommodation includes a mix of units including 1 x 1 bed, 4 x 2 bed and 1 x 3 bed. It is considered that as the development provides a majority of 2 bedroom units which is designated as the highest priority for market housing that the mix is satisfactory.

Design

6.14 Holborn is a historically significant medieval thoroughfare. The site is located on a gently curving section the road at a T-junction with Grays Inn Road. The existing building is set back from Holborn and is aligned with a prominent gabled element of the Prudential Building. This appears to be a conscious townscape decision to allow the main tower of the Prudential Building to gain a positive setting within the street. The existing building is considered to be comfortable it terms of form, material, in the wider context and is considerate of views of heritage assets.

6.15 Planning permission was approved for the existing building in July 1980. The building is red brick with a metal mansard roof and projecting bays overhanging the ground floor retail unit. The projecting bays are supported by a stone cantilever detail which forms the top of series of arches that line the street providing large areas of glazing at ground floor level. The metal mansard roof is punctured by square windows facing Gray's Inn Road and High Holborn. Both the projecting and recessed bays are punctured with two square windows which sit in pairs at each level. On the corner of Gray's Inn Road and Holborn there is a projecting bay which marks the main entrance into the office.

Roof extension

6.16 The existing red brick building comprises a metal mansard roof which slopes back from fifth floor level up to sixth level with plant enclosures above. It is proposed to remove the mansard roof with extensions with an increased depth along the High Holborn and Gray's Inn Road elevation with a new plant room at roof level. The additional levels will be set back from the main elevations with a number of garden spaces. The façade of the existing building includes projecting bays extending from first floor level to roof level resulting in a vertical emphasis to the building as a whole. It is proposed to maintain and enhance this vertical emphasis. The extensions at roof level will include set backs to add interest and detailing at roof level.

- 6.17 Although the slope from fifth floor level will be removed the retention of projecting and recessed bays with additional set backs at roof level ensures that the overall scale and bulk of the extensions are subordinate to the host building.
- 6.18 The building is 2.52m higher than the highest point of existing building but retains characteristics of the host building in terms of its vertical emphasis and recessed upper levels. The additional mass of the building steps away from the street to limit the prominence of the additions. It is considered the extended building would sit comfortably in the wider streetscene and in the context of neighbouring buildings. The top of the seventh floor roof would be set below the ridge height of the Prudential building and slightly higher than the roof of no. 1-23 Holborn. The proposed plant enclosure sits above the neighbouring buildings but is recessed from the front building line so it is not widely visible from the street in short or long views and is considered acceptable.
- 6.19 In order to maintain the views along Gray's Inn Road towards the listed Staple Inn the projecting bay closest to the corner with Holborn terminates at fifth floor level. The recessed levels and varying heights of the cantilevered bays ensures views from the wider public realm of both the listed Prudential tower feature and of the timbered Staple Inn are maintained. It is considered that the sensitive approach taken in to the design of the façade treatment and extensions in terms of colour and set backs ensures the development would not have a detrimental impact on the setting of the listed building.
- 6.20 Where the massing steps away from the street a number of articulated balconies and terraces are proposed with planting pits are built into the solid parapet around the edge of the terrace. The roofs of the building, plant enclosures and lift cores will be covered by a green roof. The proposals to 'green the building' are welcomed additions. The visibility soft planting along the Gray's Inn Road and Holborn elevation will soften the building and add further visual interest to the host building. A condition is recommended for the submission of all details of soft landscaping.

Brooke Street extension

- 6.21 The Brooke Street wing of the host building is three storeys in height, set down from the seven storey Holborn elevation with the same brick façade and metal mansard style roof. There is also a vehicular entrance for servicing vehicles with brick arch and metal gates along the street. It is proposed to remove the mansard roof and extend the building with an additional two storeys with plant enclosures and a 'sun room' to the residential units above. The wing will be extended out to the rear to create a larger floorplate. The main façade treatment of this elevation will match the remainder of the host building. A new stair core is proposed to the north of the wing to allow access to the residential units.
- 6.22 It is considered that the additional storeys along the Brooke Street Wing of the existing building would not dominate the host building in terms of scale and bulk. The extension to the rear of the building would not be appreciated from the wider public realm. The stair core extension fronting the internal courtyard is appropriate in terms of scale and bulk and would be treated with the same palette of materials. The wing would remain a secondary element to the host building and is sensitive to

the character of the quieter side street. It is considered that the scale and bulk of this addition is acceptable and would not have a detrimental impact on the host building or wider streetscene.

- 6.23 The plant enclosure and the sun room positioned on the roof of the two storey extension would be set back from the front elevation of the wing which would sufficient reduce its visibility from the wider public realm. The proposed green roof and garden areas which will add visual soft landscaping from the wider public realm are considered acceptable. It is therefore considered that this element is acceptable and would not add detrimental bulk to the host building.

Façade alterations

- 6.24 The redevelopment of the building includes the proposal to clad the existing brick envelope and new extensions with a high performance rainscreen cladding system. The proposed materials include glazed terracotta and patina metal a copper alloy. A frame will be created around each window on the bay with recessed frames projecting out from the window to the façade of the projecting bay. It is proposed to use terracotta on the side of the bays in a 'saw tooth' profile. The extent of the projection will increase the depth of the building by approximately 0.3m however the articulation of the façade will limit the appreciation of this. Detailed drawings have been provided to show the detail and depth of the façade treatment. The glazing of the windows is set back to maximise the depth of the articulation to the facades. It is considered the cladding would add depth and interest to the host building while ensuring the palette of materials complement the surrounding buildings.
- 6.25 The proposed material pallet is tonally sympathetic to the existing building and the neighbouring listed Prudential building. The character of the projecting bays creating a crenulated skyline is maintained and is considered an appropriate way of addressing mass and composition within the historic context.
- 6.26 The corner projecting bay will mark the office entrance and will comprise a continuous spiralling frame vertically arrange to mark the buildings junctions. It is considered that this will create an interest detail at the corner juncture which will enhance the character of the streetscene. The proposed patina metal and glazed terracotta are considered to be high quality materials which would age well and reflect the tonal characteristics of the wider area. The articulation of the façade will add visual interest and depth to the façade of the building while replicating some of the characteristics of the host building. Conditions are recommended to require the submission of materials and sample panels of all façade materials to ensure the high quality of the detailing.
- 6.27 The internal elevations fronting into the courtyard will be a cream glazed terracotta and metal to maximise reflected daylight. The Brooke Street wing façade will replicate the characteristic of the main elevations in terms of materials and palette with less defined recessed vertical bays. The residential façade comprises further set backs with terrace areas. On the rear elevation the elevations will be cream glazed with recessed terraces looking out onto the courtyard area.

- 6.28 It is considered that the proposed cladding would enhance the appearance of the host building and not detract from the character or appearance of the wider area. Overall this is considered to be a high quality reuse of a tired office building. The resultant building would have a rich roofline of recessive forms with compliment the historic context and sympathetic traditional materials.

Townscape views

- 6.29 The existing building sits well in the context of the wider street scene. There are limited views of the building looking east along High Holborn. The building is set behind mature large trees. The proposal would therefore have no impact on the townscape from this view. It is considered that proposed alterations and extensions will not harm the views of the building or the wider streetscene from views along the surrounding streets. In views from further along Brooke Street looking south the alterations would not be significant and barely noticeable. The red façade will balance neighbouring terracotta of the Prudential Building. It is considered that the building would complement rather than contrast or compete with the neighbouring listed building. The building is only visible for a section of views west further along High Holborn as it is screened by the listed Prudential building.
- 6.30 It is considered that the proposed alterations and extension would complement and enhance existing townscape views from the wider public realm.

Entrance alterations

- 6.31 The stone cantilevered details and large glazed shopfront will be retained at ground floor level with alterations to create a prominent office entrance in the centre of the retail units. The entrance will be marked by the alterations to the projecting bay above. It is proposed to create a double height entrance on the central and opening either side. A revolving door is proposed in the central panel with large glazed panels either side. The three projecting bays above the glazed openings will be removed up to second floor level and the cantilevered details will be replicated at this level. It is considered that the proposed alterations to the office entrance will improve the character and appearance of the host building and the wider streetscene.
- 6.32 Alterations are proposed to the vehicular access into the site from Brooke Street it is proposed to retain the brick arch with a new gate. It is considered that the design of the gates would be acceptable and would complement the alterations and extensions to the host building. The gate would allow views through to the site behind to ensure that the addition does not create a defensive boundary treatment.

Garden Deck

- 6.33 It is proposed to create a courtyard deck area by enclosing the existing service yard with a shutter along the exposed elevation. A lower and upper garden with steps in between are proposed which would be planted with trees, hedging, flowers and climbers with a lawn area. Around the ground floor of the building green walls are proposed to the north of the building. These proposed measures are a welcome addition and will architecturally compliment the scheme. This area will be accessed

from the first floor offices and the residential units. Stairs are proposed from the entrance to the rear to the garden. The visibility of the deck is limited to a small section of Brookes Street elevation. It is considered that the enclosure of this area will serve to hide the unsightly elements in this area and will allow the creation of a garden area for the office employees and the residential units.

Residential amenity of future occupiers

- 6.34 The proposed floorspace of all of the 6 residential units are above the minimum floorspace as specified in Camden Planning Guidance 2 – Housing 2011. All of the units are dual aspect maisonettes with access to private amenity space as well as access to the garden area above the service yard. It is considered that the proposed layouts, ceiling height and room sizes are all sufficient and accord with the guidance. The levels of sunlight/daylight and outlook for potential residents would be acceptable. The proposed residential units would have high residential standards in accordance with the guidance set out in CPG 2.
- 6.35 The residential units are located along Brooke Street accessed from Holborn where there is a dominant source of noise from road traffic movements along Holborn and Brooke Street. A noise report was submitted with the application to assess the impact of this noise on future residential occupiers of the residential units. This has shown that noise levels across the Brooke Street facade fall into NEC C during the day, evening and night-time periods as a result of road traffic movements. All other residential facades fall into NEC B. A similar exercise has been undertaken for the office elements of the development, to achieve suitable internal noise levels referenced to the guidance contained in BREEAM for Offices 2008, BS 8233:1999 and CIBSE Guide The report concluded that insulation of the building element for the residential facades would be sufficient to achieve suitable internal noise levels. A condition is recommended to require the implementation of the mitigations measures.
- 6.36 The ground floor beneath the residential units accommodates a restaurant/bar. It is considered that in order to protect the amenity of the residential accommodation and the ongoing viability of the public that a condition requiring the submission of details of sound-proofing between the floors is recommended. It is considered that given that the units are maisonettes and double aspect in a central London location that the ongoing use of the ground floor as a public house would not harm the amenity of potential occupiers.
- 6.37 The proposed residential terraces for the units along Brooke Street elevation would be located across street from the side elevation of the Prudential Building, currently in office use. The distance of approximately 10m combined with the predominant daytime use of the office accommodation would ensure that the levels of overlooking would not have a detrimental impact on any future occupiers of the building.

Lifetime Homes

- 6.38 A Lifetime Homes Assessment has been submitted as part of the application. The scheme complies with the majority of the requirements of the Lifetime Homes with sufficient space for the future provision of a lift and stairlift.

Refuse

- 6.39 It is considered that the proposal includes sufficient space for the storage of recycling and refuse and as such no further details are necessary. The Council's Environmental Services have raised no concerns with the scheme and only request that key/fobs or access codes are provided if the bins are stored in a secured area.

Transport

- 6.40 The site is bound to the west by Gray's Inn Road, to the south by Holborn, the east by Brooke Street and an existing building to the north. This street is one of those identified with TfL in respect of being a strategic/key route during the Olympic Games period and any "interference" would not be acceptable. The Construction Management Plan will set out that works cannot be undertaken during the Olympic Games. Other areas of interest in the vicinity of the site are Leather Lane market which is accessible from Brooke Street, and has bays provided under permit for traders on Brooke Street. There is also an on-street food retail outlet located on Holborn. The hours of operation for Leather Lane are 10:30 – 14:30, Monday to Friday. It will be important to protect these businesses during the construction phase.
- 6.41 The application was submitted with a draft Construction Management Plan which has been substantially amended during the course of the application in order to address the Council's concerns with the proposal. It is considered that the revised plan would be acceptable to ensure the proposed development would not have a detrimental on the wider transport networks. However as the project would affect Gray's Inn Road, one of the many strategic routes defined as having to be kept completely clear of activities during the 2012 games period, currently determined as 1st July through to the end of September 2012. Therefore any vehicles movements will have to be strictly managed to prevent any disruption to the strategic route. The submission of a final Construction Management Plan will be secured via S106 Legal Agreement.

Servicing/refuse

- 6.42 A Service Management Plan has been submitted as part of the application. The scheme has been revised during the course of the application to ensure the servicing arrangements due not harm the wider transport network. It is considered that subject to the implementation of the management plan the development would be acceptable. The servicing and refuse management plan will be secured via S106 Legal Agreement.

Car parking

- 6.43 The building will continue to be serviced via a dedicated service bay area at the rear of the building off Brooke Street. A car-free development is proposed, albeit

one disabled car parking space will be provided. There are currently approximately 5 offstreet parking spaces to the rear of the building. The development proposes to reduce this to 1 disabled parking space within the enclosed service area. The new residential units should be made car-free through a Section 106 planning obligation as the surrounding streets are noted as suffering from parking stress.

- 6.44 As a mixed use development there are a number of differences within policy DP18 Parking Standards and limiting the availability of parking. It is considered that no parking should be provided for staff. Policy DP18 states that *“The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area”*. It is considered that given the location of the site and the high level of public transport accessibility, no car parking (except for the disabled) should be provided for the proposed development. This will be secured via S106 Legal Agreement.

Cycle Parking

- 6.45 The proposal includes the provision of space for new bicycle storage areas and associated showers. Secure cycle storage spaces are provided in the newly created service area, which is formed by the decking over the area to create an amenity space above. In total 84 cycle spaces are proposed including 46 for the office space and 2 visitors, 12 for retail staff and 12 for the visitors and 12 for the residential units, 2 per unit. The cycle parking includes Josta 2-tier racks in accordance with Camden Planning Guidance 2011 and will be segregated into different use classes by cages.

Public realm improvements

- 6.46 Given the proposed uplift of floorspace a financial contribution has been sought for wider public realm improvements, of £125,100 specifically towards feasibility and implementation of Leather Lane market improvements to be carried out within 5 years of payment of the sum and then otherwise to roll into a pooled fund for public realm improvements. A contribution of £36,237.56 is sought to repave the highways to mitigate any damage caused during the development. The applicant has agreed to this figure which will be secured via S106 Legal Agreement. These sums will be secured via S106 legal agreement.

Access issues

- 6.47 Policy DP29 states that the Council ‘will expect all buildings and places meet the highest practical standards of access and inclusion’. The scheme was submitted with a Lifetime Homes assessment which illustrates the scheme would comply with the majority of the points. The scheme includes level access and a lift to all residential and office floors. A disabled parking bay has been provided for the office use. There is level access to the deck from first floor from the office accommodation and a lift will be provided to gain access to the higher level of the deck. The new office entrance has been revised to propose an automatic curved sliding circular door in place of a revolving door with a pass door either side to ensure adequate access and to prevent heat loss. An accessible locker room has also been provided on the ground floor.

- 6.48 It is considered that that the scheme has been adequately designed to promote fair access and ensure the facilities are easily accessible.

Impact of amenity of neighbouring occupiers

- 6.49 Camden Planning Guidance 2006 specifies that 'the Council will carefully assess proposed developments that have the potential to impact on daylight and sunlight levels that would result in an unreasonable loss of amenity to both surrounding occupiers and future occupiers.

Daylight/Sunlight

- 6.50 The nearest residential units from the Gray's Inn Road wing, where additional levels are proposed are located on the opposite side of the street nos. 1-23 which is a 8 storey building with residential on the upper floors and to the north of Brooke Street, nos. 22-28 a five storey residential block. A 25 degree line drawn from the windows on the side elevation of no. 1-23 Gray's Road confirm that the additional and extended storeys would not have a detrimental impact on the levels of sunlight or daylight in comparison to the existing situation.
- 6.51 A daylight/sunlight report was submitted as part of the application which concludes that none of the windows in this property, no. 1-23 will experience any noticeable change in sky component. The reduction in sky component arising from the additional massing only gives rise to minor alterations in the VSC values, below the threshold given in the BRE guidelines. The development will not affect the skyline area from any of the habitable rooms in this building. The ADF test concluded that there will be virtually no alteration in the values for any of the habitable rooms. All reduction is less than 0.1% of the ADF in almost all cases. Due to the orientation of the windows of this property the BRE guidelines in respect of sunlight are not applicable.
- 6.52 It is therefore considered that the development would not have a detrimental impact on the amenity of the neighbouring occupiers with regards to loss of sunlight or daylight.

Overlooking/loss of privacy

- 6.53 The development includes terraces on the Gray's Inn Road, Holborn and Brooke Street elevations. The terraces proposed in association with the office accommodation on the Gray's Inn Road elevation would be positioned at sixth and seventh floor level approximately 13m from the residential windows and terraces of no. 1-23. It is considered that given the context of the site across a busy two-way street that this distance would be sufficient in the urban context of the site. However to protect the amenity of the existing residential occupiers a condition to limit the use of the proposed terraces is recommended to limit the use of the terraces between 9am to 7pm Mondays to Fridays.
- 6.54 The proposed terraces along the Brooke Street elevation would be positioned across the street from office accommodation. Given the type of use and the

distance of the neighbouring building the proposed terrace is acceptable and would not affect the amenity of any potential occupiers.

Noise from plant

- 6.55 An Acoustic Report was submitted to assess the impact of the proposed plant at roof level on the building. The Acoustic Report recommended the total noise levels of the proposed plant to ensure Camden's Noise Criterion are met at the nearest noise sensitive windows from the plant. As further information is required on the individual levels of noise and the type of plant proposed a condition is recommended to require the submission of further details.

Sustainability

- 6.56 The application was submitted with a BREEAM pre-assessment to assess the proposed commercial element of the development. The assessment shows that this element of build will be built to a 'Very Good' standard and has the potential to be built to an 'Excellent rating' with 65.22% of the un-weighted credits in the energy section, 83.33% in the water section and 64.54%. The assessment concludes that the project team should regularly consult with the appointed BREEAM assessor and the post construction stage should follow on from the design stage assessment. A post-assessment will be secured via S106 Legal Agreement.
- 6.57 An EcoHomes pre-assessment was submitted to assess the refurbishment residential element of the scheme which concludes that the development would achieve a 'very good rating' and 62.50% of the available un-weighted credits in the Energy section, 66.70% in the Water section and 45.20% in the Materials section. However as the majority of residential floorspace is new build a Code for Sustainable Homes pre-assessment was also submitted which states that the residential element of the proposal will achieve a level 3 rating with 54.84% of the available unweighted credits in the Energy section, 66.67% in the Water section and 50% in the Materials section. These scores are in line with the Energy, Water and Materials targets specified in CPG3.
- 6.58 The development follows Camden's energy hierarchy 'Lean', 'Clean' and 'Green'. Lean measures include passive design with enhanced solar control integrated into the facades of the building in order to reduce solar gains in summer. The building will be insulated with an air-tight envelope to reduce heat losses. Clean measures include the use of Combined Heat and Power Plant linked to Absorption cooling to reduce energy consumption. Green measures include the use of solar hot waters for domestic hot water generation for the residential dwellings.
- 6.59 Policy DP22 states that the possibility of sensitively alerting or retro-fitting buildings should always be considered before demolition is proposed. The scheme ensures the retention of the existing building structure resulting in a reduction in demolition waste and the amount of construction material. It is proposed to use water efficient measures in the design of the building through efficient fixtures and fitting and low flow devices.

- 6.60 Furthermore the scheme includes methods to 'green the site' as the existing site has minimal living/ecological elements. The scheme includes the creation of green space with planting to create an amenity area, green walls and green roofs which will assist in reduced the urban heat effect and aid in storm attenuation. The proposed garden area and green roof should also add to the biodiversity of the area.
- 6.61 The new high-performance rain-screen cladding will address existing cold-bridges, below standard thermal and acoustic insulation, glare, solar gain and natural ventilation. The windows have been set back to shade the windows and provide an area for external solar shading.
- 6.62 It is considered that the scheme has been sufficiently design to incorporate a number of sustainability measures which address Camden policies and guidance. The submission of a post EcoHomes and BREEAM assessment will be secured via S106 legal agreement.

7. CONCLUSION

- 7.1 It is considered that the principle of the retention of the existing office accommodation and extensions to increase the amount office floorspace are acceptable. The development would not have a detrimental impact on the wider transport network. The proposed extensions, alterations and façade renovations are considered appropriate in terms of bulk, height, form and detailed design. The development would not have a detrimental impact on the character and appearance of the host building, the wider townscape or the special character of the neighbouring listed buildings. The provision of residential accommodation is welcomed and the proposed payment-in-lieu contribution given the viability limitations is considered acceptable. The mix of units and residential standards of accommodation are considered acceptable and would be built to lifetime homes standards. The extensions have been designed to ensure the amenity of neighbouring occupiers in terms of outlook, light, privacy or sense of enclosure is not detrimentally affected.

8. LEGAL COMMENTS

- 8.1 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Affordable housing contribution (in lieu of direct provision) - £1,197,700
 - Education Contribution £8,852
 - Employment Contribution £13,600
 - Highways contribution £36,237.56
 - Environmental contribution £168,900
 - Obligation to liaise with the Kings Cross Construction Skills Centre
 - Provision of two construction industry apprenticeships to Camden residents recruited via the Council's Kings Cross Construction Skills Centre
 - Construction Management Plan
 - Car Free

8.2 Members are referred to the note from the Legal Division at the start of the Agenda.