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| Delegated Report | | Analysis sheet | | Expiry Date: | | 24/12/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 07/12/2010 | |
| Officer | | | | Application Number(s) | | | |
| Rob Willis | | | | 2010/5816/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 1 Maple Place London W1T 4BB | | | | See Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Retention of ground floor street facade including the installation of glazed doors to office building (Class B1). | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 218 | No. of responses | 01 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | <p>Objection to the proposed building work on the grounds of noise and pollution. Concerns caused by noise/ disturbance and pollution caused by recent large scale office developments in the area.</p> <p><i>Officer comment: whilst this comment is noted, it is not considered to be material in this case, given the limited scope of works involved, and the fact that the works have already been completed.</i></p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | | None received. | | | | | |

Site Description

Maple Place is a small mews street that can be accessed from Maple Street. The application site forms the western side of Maple Place, and comprises a three storey building with brick façade at 1st and second floors.

The building is not listed and is not in a conservation area.

Relevant History

2010/3912/P: Planning permission *refused* on 29-09-2010 for alterations to ground floor street facade and works at roof level including installation of decking, balustrading and stair enclosure to allow use as a terrace, to office building (Class B1).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Assessment

The application seeks retrospective planning permission for alterations to the ground floor façade. The façade alterations are the same as those proposed under previous application ref 2010/3912/P: it should be noted that that the application being considered in this report does not seek the installation of a roof terrace, as sought under the previous application.

The previous application was refused because of the harm that would have been caused to the amenity of local residents and occupiers by the proposed roof terrace and associated screen and enclosure. The officer's report for the application concluded that the proposed replacement ground floor façade was acceptable in design terms.

The main issue raised by the proposed alterations to the ground floor façade is design/ visual impact. As the proposed façade works are the same as those considered under the previous application, the assessment below is similar to that provided in the previous officer's report.

Design

The proposed alterations to the ground floor street façade include the installation of full height openable glazed screens (with vertical glazing bars) in-between the existing pilasters. Maple Place is a commercial mews with office uses along both sides: the proposed glazing reflects this commercial character of the property, whilst maintaining an appropriate relationship with the upper floors of the host building. The retention of the existing pilasters and the new glazing bars in-between the pilasters create a strong rhythm to the ground floor façade. The replacement of tiling with a render finish to the pilasters/ walls is also considered to be an appropriate design approach.

The Camden Planning Guidance SPD (p211) indicates that folding shopfronts are generally not acceptable, as they can create a void at ground floor level, and can lead to increased noise and disturbance. However, the use of folding doors is considered to be acceptable in this case as the proposals relate to an office use in a fairly isolated position in a commercial mews street, and thus the potential impact on the wider street scene (and on the amenity of local residents) would be not be sufficient to warrant refusal. Furthermore, the proposed removal of an existing set of metal roller shutters would enhance the appearance of the host building and its relationship with the street.

Given that the site is not in a conservation area, and that there are limited views from the public realm due to the mews location of the site, the proposed replacement ground floor facade is considered to be acceptable in design terms.

The application also refers to the replacement of the existing timber fascia with a new metal fascia with concealed illumination. This is considered to have deemed consent under the Class 4B of the *Classes of advertisement for which deemed consent is granted* of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Amenity

It is considered that the shopfront would not impact on the amenity of neighbours, given the limited nature of the proposals, and the location of the site in a commercial mews street.

Recommendation: grant planning permission.

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