

Delegated Report		Analysis sheet		Expiry Date:		02/12/2010	
		N/A / attached		Consultation Expiry Date:		03/11/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/4826/P 2010/4842/L			
Application Address				Drawing Numbers			
233 Shaftesbury Avenue London WC2H 8EE				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Planning permission - External alterations including the replacement of plant at roof level and new handrail, replacement of the glass wall to the north rear elevation and new balustrade to terrace of existing building</p> <p>Listed building consent – External alterations including the replacement of plant at roof level and new handrail, replacement of the glass wall to the north rear elevation and new balustrade to terrace and internal alterations to existing building</p>							
Recommendation(s):		Grant planning permission Grant listed building consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 13/10/2010 – no comments received					
CAAC/Local groups comments:		Covent Garden Community Association – no comment on the application					
Site Description							
<p>The site is positioned between Shaftesbury Avenue and Dyott Street close to St. Giles Circus. The site comprises a six storey Grade II listed building built in 1929 most recently in use as an office block with a residential unit on the fifth floor. The building is located in a predominately commercial location in the Bloomsbury Conservation Area. The building is currently unoccupied and is undergoing internal renovation works.</p>							
Relevant History							
<p>14/07/1995 – LBC & p.p. granted (9570153 & 9500739) for internal alterations and the replacement of an existing automatic sliding door with a revolving door and two side doors</p> <p>16/07/2001 – p.p. granted (PSX0005331) for the enlargement of plant enclosure at roof level and installation of four air-handling units with internal and external alterations and refurbishment, involving</p>							

new suspended ceilings, demandable partitions, facade repair and cleaning.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

CS1 (Distribution of growth),
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 2006

Covent Garden (Seven Dials) Conservation Area Statement

Assessment

Proposal – Planning permission and listed building consent are sought for the following;

External Alterations

- Installation of 2 x condenser plant and plinth units following the removal of 2 x units
- Installation of 4 x air conditioning plant units following the replacement of 4 x units.
- New key clamp balustrade on the roof adjacent to the plant units
- New metal balustrade at fifth floor level around terrace associated with residential unit.
- Replacement of the leaking inclined glass wall to the rear

Internal alterations

- Refurbishment of the building
- Replacement plant will use existing service runs
- Stud walls to divide the space

Revisions – The proposal was revised during the course of the application to change a proposal full height glass screen to a 90 minute fire rate partition and the omission of a new double door.

Design

Internal alterations

This building has a particularly fine front facade in the neo Egyptian style however internally substantial works have been carried out (historically) and virtually nothing remains of the original interior. The two staircases retain original handrails, a single set of neo Egyptian door handles, some run in situ skirting and doors to the fire stairs, which could be based on the original, are all that remain. The floor plan is likely to have always been open plan with servicing around the stair cores which is currently the layout.

This proposal involves the refurbishment of the remaining historic items along with the replacement of a leaking inclined glass wall to the rear, which dates from the later part of the 20th century. The proposed replacement plant will utilise the existing service runs. To each floor lightweight stud walls are proposed to divide the space and to create meeting/small office rooms. As these are considered to be reversible they are acceptable.

It is considered that the proposed internal alterations and additions would not harm the special interest of the historic asset and that therefore the proposal is acceptable.

External alterations and additions

The proposed replacement plant will be located at roof level in the same position as the existing units. The units are screen by plant enclosures measuring 2.17m in height. These enclosures are currently

visible in glimpse views from the wider public realm. No alterations are proposed to these screens, as the replacements will not be any higher than these screens they will not be visible from the street below in long or short views. It is therefore considered that the new units would not have a detrimental impact on the special character of the listed building or character and appearance of the wider conservation area.

It is also proposed to install a key clamp handrail at roof level along the side elevation of the building. Given the height of the host building, the scale of the handrail and as the handrail would be read in front of the acoustic screen its visibility would be limited. It is considered that in the context of the larger host building the addition of a metal handrail would be acceptable.

The existing timber balustrade surrounding the 5th floor terrace is partially visible in short glimpse views. It is proposed to replace the timber balustrade with metal railings as the existing do not meet current building regulations. It is considered that the replacement railings would be an acceptable addition that would not have a detrimental impact on the special character of the listed building or the character and appearance of the wider conservation area.

Amenity – Details of the types of replacement plants were not available at the time the application was submitted. Details of the proposed numbers, location and dimensions of units proposed were submitted with the application. The applicants have also undertaken a noise survey which establishes the existing background noise for the site. The survey has been assessed by the Council's Environmental Health Team and is considered acceptable. The report suggests that compliance with Camden Noise Criteria will be met with emission limits of 44DbA at daytime and 41 dBA at night.

However a condition is required for the submission of the details of the proposed equipment including an acoustic report which include full details of the plan, their impact in the nearest receptor and the spreadsheet calculations to demonstrate how the equipment will comply with the Council's Noise Criteria to be approved prior to installation. Furthermore a condition is recommended to require the equipment that is installed to comply with these criteria.

Recommendation – Grant planning permission and listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613