

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/05/2010
		N/A / attached		Consultation Expiry Date:	05/05/2010
Officer			Application Number(s)		
Rob Tulloch			2010/0043/P		
Application Address			Drawing Numbers		
Totfield House 14-22 Tottenham Street & 43 Whitfield Street London W1			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Alterations including the replacement of glazing and roller shutter doors to front elevation at ground floor level with new windows and doors, and erection of extension between ground and first floors to create link staircase at rear.</p>					
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	08	No. of responses	01	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>8 neighbours were notified and a site notice displayed from 14/04/2010.</p> <p>19 Tottenham Street objects to the potential noise disturbance when the windows are open. The premises have a restaurant area which will increase noise especially in the summer. Allowing folding doors would set a precedent.</p> <p><u>Officer response</u> Noise is acknowledged as an issue arising from folding shopfronts, but can be controlled by condition.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Bloomsbury CAAC have no comment.</p> <p>Charlotte Street Association object to the potential loss of residential amenity in terms of noise. Evening use of the premises has already occurred.</p> <p><u>Officer response</u> Noise is acknowledged as an issue arising from folding shopfronts, but can be controlled by condition.</p>					
Site Description						
<p>The application site is a 6 storey 1960's office development located on the north western corner of Whitfield Street and Tottenham Street. The property lies within the Fitzrovia Local Area of the Central London Area Charlotte Street Conservation Area.</p>						
Relevant History						
<p>2008/3396/P- Alterations to ground floor elevations on Whitfield Street and Tottenham Street to existing ground floor office (Class B1). Granted 04/09/2008</p> <p>2008/3397/P Change of use from Class B1 (office) to an alternative use of either Class B1 (office) or Class A1 (shop), with removal of garage doors and replacement with glazing at ground floor on the Tottenham Street elevation.</p>						
Relevant policies						
<p>Camden Replacement Unitary Development Plan SD6 – Amenity for occupiers and neighbours B3 – Alterations and extensions B7 – Conservation Areas</p> <p>Camden Planning Guidance 2006</p> <p>Charlotte Street Conservation Area Character Appraisal and Management Plan 2008</p> <p>LDF Core Strategy and Development Policies</p> <p>DP25 Conserving Camden's heritage DP26 Managing the impact of development on occupiers and neighbours</p>						

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and preserving our heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The application is for alterations to the Tottenham Street frontage at ground floor level including the installation of a metal framed window with double doors, folding/sliding windows, the introduction of a covered staircase connecting ground and first floor levels in the rear lightwell, and the removal of the pavement crossover.

The works to the highway do not require planning permission and have already been carried out, so only the changes to the frontage and the new staircase are to be considered. The double doors and sliding windows have already been installed and are the subject of an enforcement investigation. The main issues are the impact of the alterations on the building, street scene and conservation area, and their impact on the amenity of adjoining residents.

Visual impact

Ground floor frontage

The existing ground floor frontage on Tottenham Street consists of five glazed bays separated by pilasters. Two permissions were granted on 04/09/2008 (2008/3397/P & 2008/3396/P) for the replacement of two roller shutters with full height glazing to the two bays at the south-eastern side of the frontage and alterations to the glazing of the remaining bays. These permissions were not implemented in accordance with the approved plans and a combination of sliding folding windows and a full length window with double doors, which this application seeks to retain, have been installed in three of the bays.

The current use of the site is office (Class B1) use with an extant permission for an alternative use of either office or shop (Class A1) use. The ground floor area is used as a showroom with and dining area for staff. Although Camden Planning Guidance states that folding shopfronts are generally unacceptable, the proposed frontage is not a shopfront.

The proposed frontage does have stallrisers, and sliding/folding windows which, when open, would not create the same full height void as a sliding shopfront. It is an improvement on the previous roller shutters and would not harm the appearance of the conservation area when compared with the previous approved scheme. The full length window and double doors is also considered acceptable in design terms. As such the alterations would comply with policies B3 (Alterations and extensions) and B7 (Conservation areas).

New staircase

The rear lightwell already has a metal staircase connecting the ground floor to the first floor. The proposal is to replace and enclose the staircase. As this alteration is relatively minor, at the rear of the building, and could only be seen from Charlotte Mews, it is not considered to harm the appearance of the building or the conservation area.

Amenity

Ground floor frontage

Folding shopfronts can increase disturbance to neighbouring properties. There are nearby residential properties and the conservation area appraisal identifies Tottenham Street as being characterised by

a mix of residential, shopping and commercial uses that tend to have a ground level shop frontage onto the street, but are quieter than the main thoroughfares such as Tottenham Court Road.

Although some noise is to be expected in the Central London Area during the day, businesses in this area do not all operate traditional 9-5 hours so there is potential for noise disturbance outside normal office hours. The Charlotte Street Association has already complained that the premises have been used for parties in the evening. As such it is recommended a condition be attached to the permission limiting the hours the doors can be open.

New staircase

The proposed staircase, due to its size and location, is not considered to harm the amenity of any adjoining residential occupiers.

Recommendation

Grant Planning Permission

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