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|--|--|--|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>              |           | 04/05/2010                          |           |
|  |  |  |           | <b>Consultation Expiry Date:</b> |           | 15/04/2010                          |           |
| <b>Officer</b>   |  |  |           | <b>Application Number(s)</b>     |           |                                     |           |
| Jenny Fisher   |  |  |           | 2010/1146/P                      |           |                                     |           |
| <b>Application Address</b>   |  |  |           | <b>Drawing Numbers</b>           |           |                                     |           |
| Giordano Limited<br>38-40 Windmill Street<br>London<br>W1T 2JX   |  |  |           | Refer to decision letter         |           |                                     |           |
| <b>PO 3/4</b>  |  | <b>Area Team Signature</b>   |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|  |  |  |           |                                  |           |                                     |           |
| <b>Proposal(s)</b>   |  |  |           |                                  |           |                                     |           |
| Replacement of a pane of glass in a window to the rear of the third floor in office use (Class B1) with brickwork to match the existing mixed use building (B8/B1/C3). |  |  |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>  |  | Grant planning permission with conditions  |           |                                  |           |                                     |           |
| <b>Application Type:</b>   |  | Full Planning Permission   |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>  |  | Refer to Draft Decision Notice   |           |                                  |           |                                     |           |
| <b>Informatives:</b>   |  |  |           |                                  |           |                                     |           |
| <b>Consultations</b>   |  |  |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>  |  | No. notified   | <b>33</b> | No. of responses                 | <b>01</b> | No. of objections                   | <b>00</b> |
|  |  |  |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>  |  | A letter has been received from the occupant of 20 Charlotte Street. No objection. |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify   |  | <u>Charlotte Street CAAC</u><br>No comment   |           |                                  |           |                                     |           |

## Site Description

The building comprises vacant basement, ground, first and second floors that were formerly in use as a warehouse for wine storage. The third floor is in office use with a flat on each of the fourth and fifth floors. The site is on the north side of Windmill Street, backing onto a former industrial site, now a residential development under construction (7-15 Whitfield Street).

The site is within the Charlotte Street Conservation Area. Also part of the designated Central London Area.

## Relevant History

None

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 (amenity), SD9 (resources and energy), B1 (design), B7 (conservation areas)

### LDF Core Strategy and Development Policies

*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.*

*CS5 (managing development), DP26 (impact of development), CS13 (higher env. Standards), DP22 (sustainable design), DP24 (high quality design), CS14 (conserving heritage) DP25 (conserving Camden's heritage)*

### Camden Planning Guidance

### Charlotte Street C.A. Statement

## Assessment

### Proposed

One of the third floor windows comprises 6 glazed panels; one of the end panels would be bricked-up with bricks to match existing to allow the installation of a boiler flue.

The new boiler is required to enable third floor offices to use a new condensing boiler to replace a large industrial boiler located in the basement.

The main issues for consideration are visual impact and local amenity.

### Visual impact

The window is above the roof of the new residential development to the rear (7-15 Windmill Street); it would not be visible from flats under construction. The rear of properties fronting Colville Place are more than 45 metres away and views from Colville Place gardens more than 35 metres away; trees screen much of the rear of the application premises from the gardens. Any views from the rear of Charlotte Street properties would be from an oblique angle.

It is considered the proposed minor alteration to the rear elevation would harm the appearance of the building or character and appearance of the conservation area.

Recommend a condition to ensure bricks match original as proposed.

### Amenity

A very small flue would be installed and discharge would be above the roof of the new development immediately in front. There would be no adverse impact on local amenity.

Recommend approval with conditions

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