

Delegated Report		Analysis sheet		Expiry Date:	25/02/2009		
		N/A / attached		Consultation Expiry Date:	02/03/2009		
Officer			Application Number(s)				
Jonathan Markwell			2008/5619/P				
Application Address			Drawing Numbers				
Seven Dials Hotel 5-11 Monmouth Street London WC2H 9DA			Please see decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a fourth and fifth floor roof extension to nos. 9-11 and erection of a 5 th floor mansard roof extension with remodelled 4 th floor to nos. 5-7, to provide eight additional bedrooms to the existing hotel (Class C1), plus associated window alterations to front and rear elevations, and insertion of an internal lift shaft from ground to 5 th floors.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	51	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		a site notice was displayed from 09/02/2009, expiring on 02/03/2009. One objection was received from the occupier of Flat 3, 3 Monmouth Street, summarised as follows: <ul style="list-style-type: none"> - Loss of view and outlook from existing roof terrace at No. 3 Monmouth Street; - Height of the proposed works are out of character with the area. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response regarding this specific application has been received from <u>Covent Garden CAAC</u> (an objection has been received from Covent Garden CAAC regarding a similar current application at the site – 2008/5529/P) <u>Covent Garden Community Association</u> (CGCA) object as follows “The CGCA object to two extra floors on a listed building. The CGCA do not object to the 4 th floor as a mansard”. <i>Officer comment: The application site is not a listed building.</i>					

Site Description

The application site comprises No's 5-11 Monmouth Street, which is located on the east side of Monmouth Street close to the junction with Shaftesbury Avenue and Neal Street.

No's 5-7 are 6 storeys in height, including basement and mansard 4th floor level. No's 9-11 are five storeys in height, including basement level. The buildings are typical early/mid 19th century townhouses with later shopfronts which are characteristic of this area. The height, proportion and architectural composition of the buildings are features which add to their character and appearance. Nos. 5-7 are 20th century replicas of No's 9-11, of form and proportion that is characteristic of their neighbours. However, No's 5-7 are considered to play a less important role in the architectural and historic interest of the conservation area.

At ground floor level, No's 5 and 9-11 Monmouth Street are in retail (Class A1) use. No. 7 is in hotel (Class C1) use at ground floor level, with hotel uses continuing at No's 5-7 on the upper floors of the building. Presently the lawful use of the upper floors of No's 9-11 is ancillary retail use (at first and third floor level) and office use (Class B1) at second floor level, although there is extant consent for hotel (Class C1) accommodation at existing first, second, third floor level and a mansard roof extension at newly created fourth floor level (Application Ref: 2006/3067/P).

Although the buildings are not listed, they are located within Seven Dials (Covent Garden) Conservation Area. In addition, both No's 5-7 and 9-11 are identified as important buildings which make a positive contribution to the character and appearance of the conservation area. In addition, the nearby building at No. 61 Neal Street is Grade II listed.

Relevant History

5 Monmouth Street

8800502 - Refurbishment and change of use from retail at basement and ground level with a single residential maisonette at first - third floors to retail at basement ground and first floors with a single residential maisonette at second third and new mansard fourth floor level. Installation of new shop front. Granted 09/03/1989.

PSX0304267 - Change of use of 1st, 2nd and 3rd floors from offices, tailors workshop and ancillary storage to hotel use, in connection with hotel use at No. 7. (No change to basement and ground floor and no external alterations). Refused 29/05/2003; Appeal dismissed 24/10/2003.

2006/2495/P - Installation of new shopfront, kitchen extractor duct and 4x air-conditioning units to rear elevation in connection with the basement restaurant (Class A3). Granted 08/08/2006.

5-7 Monmouth Street

2003/3524/P - Erection of mansard roof to no.5 for use as a hotel (Class C1), relocation of Class B1(c) from second floor to first floor, change of use of second and third floors from office / workshop (Class B1) to hotel accommodation, all in connection with hotel use at no.7. Granted 04/03/2004.

5-11 Monmouth Street

2007/5559/P - 4-storey extension to rear of hotel at 9-11 Monmouth Street to provide 4 additional bedrooms. Withdrawn 30/01/2008.

2008/5529/P - Erection of a fourth and fifth floor roof extension, including a mansard roof to the existing hotel (Class C1) to provide eight additional bedrooms, remodelled fourth floor level and insertion of a lift with glass enclosure from ground to mansard level at the rear of building. *Current application awaiting a decision from the Council.*

7 Monmouth Street

9400378 - Change of use of premises from picture framers within Class B1 to use as a hotel within Class C1 of the Town and Country Planning (Use Classes) Order 1987. Granted 02/06/1994.

9401008 - The erection of a mansard roof extension to provide three hotel bedrooms for use in connection with hotel use in the rest of the building. Granted 12/08/1994.

9 Monmouth Street

AR/TP57394/B590 - The change of use from work-rooms to offices on the 2nd and 3rd floors at No. 9, Monmouth Street, Holborn. Granted 24/01/1956.

8501992 - Erection of a single storey extension at the rear of the ground floor for use as reading rooms ancillary to the retail use on the remainder of the ground floor. Granted 08/01/1986.

9 -11 Monmouth Street

P14/53/E/7425 - The use, for a limited period, of the 2nd floor of 9-11 Monmouth Street, Camden, as offices. Granted limited period consent until 31/03/1972 - 06/08/1969.

P14/53/E/14735 - Continued use of 2nd floor of 9-11, Monmouth Street, W.C.1. for offices. Granted limited period consent until 31/12/1979 - 05/12/1972.

2006/3067/P - Erection of a mansard roof to existing four storey building and change of use of 1st & 3rd floors from ancillary retail use (Class A1) and the 2nd floor from office use (Class B1) to hotel use (Class C1) to create additional 16x bedrooms in connection with the adjoining hotel at No. 5-7 Monmouth Street. Granted 13/10/2006.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1/2 – Sustainable development

SD1 – Quality of life

SD2 – Planning obligations

SD5 – Mixed use development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

T3 – Pedestrians and cycling

T7 – Off-street parking, city car clubs and city bike schemes

T12 – Works affecting highways

C5b – Tourism uses

Camden Planning Guidance 2006

Seven Dials (Covent Garden) Conservation Area Statement

Assessment

Introduction

Planning permission is sought for the erection of a fourth and fifth floor roof extension to No's 5-11 Monmouth Street. The existing mansard roof at fourth floor level of No's 5-7 will be removed and replaced with a sheer storey (with materials to match the existing brick façade) and a new mansard roof extension is proposed at newly created fifth floor level. No's 9-11 will be increased by two storeys, with a sheer storey at newly created fourth floor level (with materials to match the existing brick façade) and a mansard roof extension with dormers at newly created fifth floor level. In addition, an internal lift is proposed within the building in the area occupying part of No. 9 Monmouth Street from basement to newly created fifth floor level.

The proposed development will increase the number of hotel bedrooms (Class C1) by 8 at newly created fifth floor level. At fourth floor level, the existing mansard at No's 5-7 and the extant mansard (by 2006/3067/P) at No's 9-11, will be replaced by a new sheer storey, increasing the floorspace of the hotel at this level but not increasing the number of hotel bedrooms. The applicant has confirmed that the total increase in hotel floorspace proposed by this application is 148m². From the ground floor plans provided by the applicant it has been established that the provision of the internal lift will reduce the amount of retail (Class A1) floorspace within No. 9-11 Monmouth Street at ground floor level by approximately 5.74m².

Land use issues

The application site is located within the Central London Area, and as such the proposed extension is broadly acceptable in the context of Policy C5B, further contributing to London's vitality, character and economy.

Given that the proposed development increases the amount of Class C1 floorspace at the application site by 148m², this is below the 200m² threshold set out by Policy SD3 (Mixed use development). As such, the proposed development will not be required to contribute towards residential provision in the borough as outlined by Policy SD3.

The proposed development incorporates the provision of a lift, leading to a small reduction (5.74m²) in amount of retail floorspace at ground floor level of No. 9-11 Monmouth Street. The overall size of the retail unit at this point is c. 72m². In this context, the reduction of the amount proposed will have no impact on the character or function of this unit within the Central London Area.

Design

The application involves a fourth and fifth floor roof extension to the building, as detailed in the introduction section of this assessment section. The principle of a mansard has been accepted by previous permissions at nos 9-11 but raising the entire building by another storey is considered unacceptable in principle on account of its additional bulk. It is considered that the proposed roof extension would unbalance the composition of the front facades and result in undue harm the architectural integrity, proportions, character and appearance of the host buildings. This is considered contrary to Policy B3 of the UDP, which states "the Council will not grant planning permission for alterations and that it considers cause harm to the architectural quality of the existing building."

The scheme is misguided in its attempt to match the bulk and height of higher buildings at nos 1-3 and 15. Monmouth Street is made up of a variety of buildings with different ages and styles which result in a variation in the building heights. These variations add to the visual interest of the street. Moreover no 1-3 is an important corner landmark building which forms an urban design setpiece at the junction of Shaftesbury Avenue and is traditionally designed to be higher and more ornate in form; no 15 is a higher infill interwar development but should not be seen as setting a precedent, as the dominant building height of the street on this side is one of 4 storey Victorian terrace buildings with or without mansards. The proposed scheme would result in a more consistent building height and bulk along the street and at roof level, and would lessen and compete with the dominance of the landmark corner building at no 1-3. This is considered to reduce the visual interest and variety of the street and

roofscape and harm the overall appeal of Monmouth Street, which would be detrimental to the character and appearance of the Seven Dials (Covent Garden) Conservation Area (contrary to UDP Policies B1, B3 and B7).

Amenity

With regard to amenity, it is not considered that there are any concerns that are sufficient to warrant the refusal of the application on this basis. It is acknowledged that there is an existing roof terrace at No. 3 Monmouth Street. There is potential for overlooking to/from this terrace from the increase in No's 5-7 by one storey. However, there is already a degree of overlooking in this area from the current buildings and this is not considered to be sufficiently exacerbated by the proposed scheme. Likewise, the other buildings to the rear of the application site, which are mainly in commercial use, already have a degree of overlooking between one another. This situation will not worsen further from the proposed scheme given that the works are at roof level.

With regard to sunlight and daylight impact, the proposals are not considered to adversely impinge on the amenity of neighbouring occupiers. Given that the majority of buildings to the rear of the site are in commercial use, the site is less sensitive to such issues. Moreover, the orientation and proximity of the surrounding buildings in relation to the application site means that properties in the northern corner apex at Neal Street already receive poor light, and it is considered that sunlight/daylight and outlook will not be materially worsened especially to lower floors.

In addition, the proposed lift, located within the building (as opposed to the other alternative scheme which had it attached externally), is not considered to have any impact on neighbouring amenity.

Transport

With regard to cycle parking, the proposal will increase the total floorspace of the application site by approximately 148m². This is below the threshold of 500m² required to stimulate a need to provide cycle parking. Therefore cycle parking is not required as part of this scheme. With regard to off-street parking, there is none proposed as part of this scheme.

The proposal includes the removal of one mansard storey and the construction of an additional two storeys. As such, it is anticipated that there will be a significant number of construction vehicle movements to and from the site along a narrow road (Monmouth Street). The proposed development will therefore be likely to have a significant impact on the transport network in the area. As such, a Construction Management Plan would be required to outline how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. The applicant has not indicated that they will be willing to enter into this agreement within the determination period of the application.

Recommendation: Refuse Planning Permission

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