

Delegated Report		Analysis sheet		Expiry Date:		17/03/2008	
		N/A		Consultation Expiry Date:		10/03/2008	
Officer				Application Number(s)			
Carlos Martin				2007/5846/P			
Application Address				Drawing Numbers			
Freshwater House 158-162 Shaftesbury Avenue London WC2H 8HR				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Extension of two chimney flues at roof level.							
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	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 18/02/2008 to 10/03/2008. <u>Owners / occupiers</u> No responses received.					
CAAC/Local groups comments:		<u>Covent Garden Community Association</u> : Object on the grounds of detrimental impact on the visual amenity of the residents in Earlham House.					

Site Description

The application site relates to a five-storey office building located on the southeast side of Shaftesbury Avenue, within the Seven Dial Conservation Area. The building backs onto a courtyard formed by buildings bounded by Earlham Street, Mercer Street and Shaftesbury Avenue. The area is predominantly characterised by commercial premises with residential properties at upper floor levels. The building has been identified as making a positive contribution to the conservation area.

Relevant History

15/08/2005: pp **granted** (2005/2516/P) for the installation of new boiler ventilation flue in rear lightwell.

Relevant policies

London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development
SD6 – Amenity for occupiers and neighbours
SD8 – Disturbance from plant and machinery
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas

Camden Planning Guidance 2006

Section 38 - Plant, machinery and ducting – design and siting.

Seven Dials Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the extension of flues located at the rear of an office building.

The proposed flues would extend upwards diagonally from their current location adjoining 164 Shaftesbury Avenue towards the back-addition of the application building. They would then project vertically until they reach the roof of the back-addition. The flues would then extend horizontally to a middle point on the roof.

Assessment

The proposed flues would fail to integrate with the existing building or blend in with the building's design, resulting in visual blight on the rear elevation.

The flues would not be visible from the public realm, as the courtyard is only accessible to the buildings that surround it. However, there are a number of residential properties that use and have direct views into this courtyard area and would be affected by the visual dominance of the flues. The application does not propose any screening to reduce the visibility of the flues, and their position does not follow any logical relationship to the building form. Consequently, the flues would unreasonably be visible from the rear courtyard area and particularly from the window of the adjacent property at Earlham House.

In addition, the flues would partially block the views of one of the top floor windows of the subject building and would be located less than 2.0m metres from it. The relationship of the flue to this window is considered unacceptable.

There is not expected to be any significant impact from the flues in terms of noise, beyond that which has been approved under the earlier scheme.

In terms of materials, the proposed white paint finish could be considered acceptable. However, its design and location would have a detrimental effect to the appearance of this building, identified as a building that makes a positive contribution to the Seven Dials Conservation Area. The proposed extended flues do not comply with CPG on plant, machinery and ducting and are contrary to policies B1, B3, of the UDP (2006).

Recommendation: Refuse

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