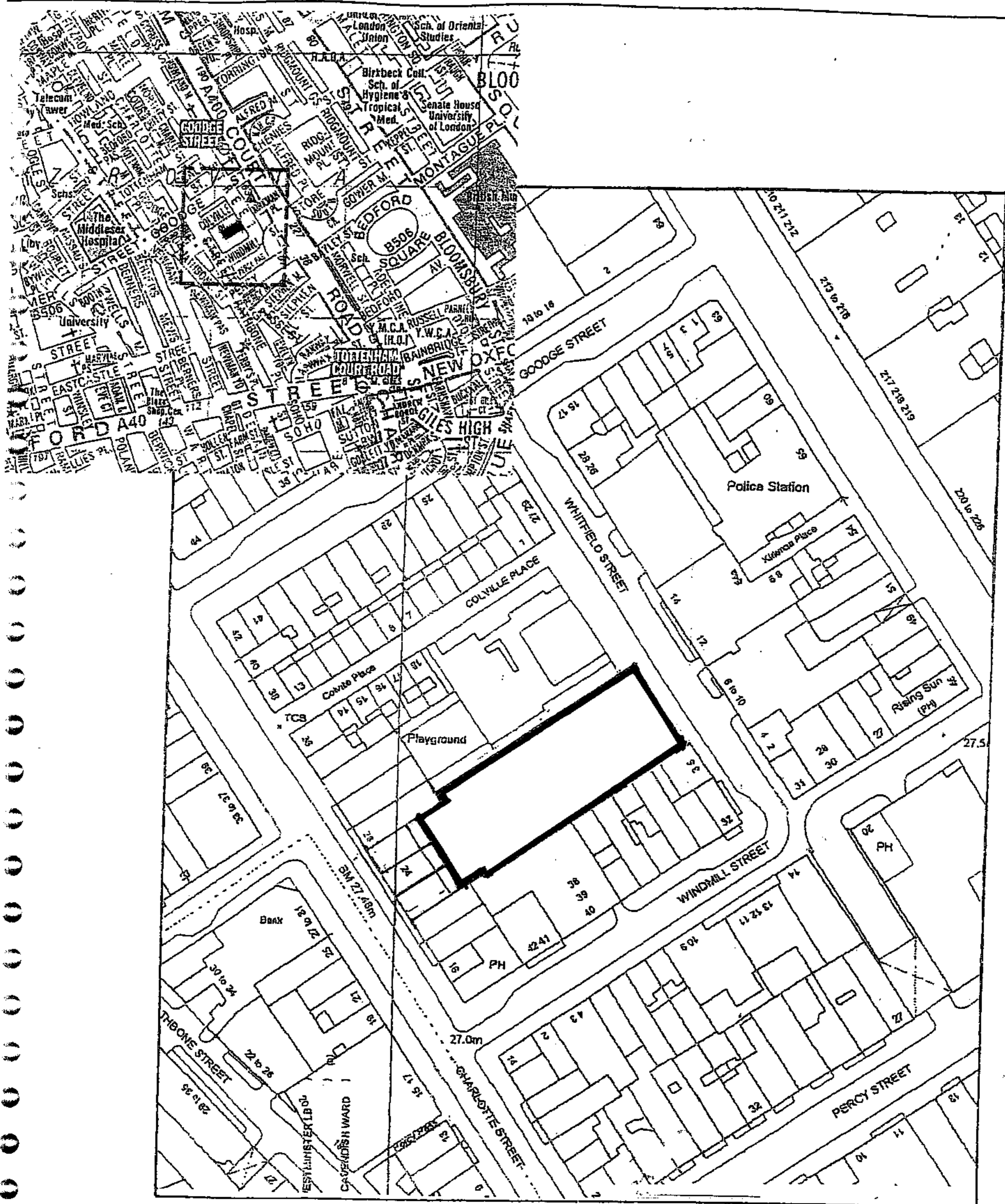


- 6.12 The Proposal includes an energy system that will help to reduce the carbon footprint of the building.
- 6.13 The Proposal includes highway improvements along Whitfield Street through the provision of a financial contribution.
- 6.14 The Proposal will also provide financial contributions towards education facilities.
- 6.15 The Proposal will promote the use of public transport and alternative forms of transport, other than private vehicles.

7.0 CONCLUSION

- 7.1 This Planning Statement has clearly demonstrated that the Proposed Development accords with both adopted and emerging national, regional and local planning policy and guidance.
- 7.2 The Proposal provides an appropriate sustainable mixed-use development for this highly accessible Site, which has been designed through extensive consultation with the Council. The benefits associated with the Proposal (within and outside of the Site) result in a development that will benefit local residents and other residents within the Borough and London.
- 7.3 This Planning Statement demonstrates that there are no planning related reasons why this Proposal should not be supported, instead it offers the opportunity to:
- redevelop an under-used brownfield site and making the best use of land by optimising the density of the Site;
 - create a new sustainable, high quality development;
 - provide for a balanced community;
 - provide much needed market housing (including affordable units);
 - provide facilities to meet the demand of local residents;
 - provide new jobs for local residents; and,
 - enhance the ecology and environmental quality of the immediate and surrounding area.
- 7.4 All of these benefits will contribute to the wider objectives of sustaining regeneration and creating sustainable development, both within Camden and London as a whole.



PROJECT:
 7 - 15 WHITFIELD STREET
 LONDON W1

TITLE:
 LOCATION PLAN



One Bonny Street
 London NW1 9PE
 T: 020 7485 8029
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 E: admin@adzarchitects.com

ADZ Architects

DATE:	OCT 07	SCALE:	1:1250
PROJ No.:	A07.58	DWG. No.:	C1
		REV. No.:	

Details of Surrounding Buildings & Uses

Charlotte Street Buildings:

The western end of the Site backs onto the rear boundaries of Nos. 22, 24, 26 and 28 Charlotte Street. None of these buildings are in the ownership of the Applicant, although Nos. 22, 24, and 26 were previously in the ownership of EDF Energy Plc.

No.26 Charlotte Street is a Grade II listed building and is used as offices (Class B1).

Whitfield Street Buildings:

To the south of the Site, and immediately adjoining it, is a residential / commercial building (Nos.3-5 Whitfield Street). This building comprises a 4-storey residential block, with east and west-facing windows, and above ground floor commercial premises (named: L.R.C., Video, TV& Hi-Fi).

On the opposite side of Whitfield Street to the Site is a row of commercial premises, which are a minimum of 4-storeys in height. Adjoining this row is a London Transport Police Station (Nos. 16-24 Whitfield Street).

Windmill Street Buildings:

The buildings in Windmill Street that back onto the Site are Nos.34-40 (odd and even numbers). Nos.34-37 are traditional 4-storey terraced Georgian / Victorian residential properties in separate ownerships. Nos.38-40, by contrast, is in single ownership and used for commercial purposes.

The latter building is much more recent (1950s / 60s) and is much higher, being 6-storeys on its frontage onto Windmill Street, and part 7-storey at the rear.

Colville Place Buildings:

Beyond Crabtree Fields to the north of the Site is a Victorian / Georgian terrace of four-storey townhouses that front onto Colville Place and Crabtree Fields. Nos. 1 and 11 to 16 Colville Place are statutory listed buildings

Crabtree Fields Public Open Space:

At the time of the construction of the existing building on the Site in the late 1950's, Crabtree Fields did not exist as an open space. The land that the park now occupies appears to have been formed by a small private garden, supplemented by the plots of a number of terraced houses. Bomb damage in World War II might be the explanation for the current layout of the area.

Crabtree Fields is a small formal park of approximately 1,250sq.m, which runs along the whole length of the north boundary of the Site. This public open space has been relatively recently landscaped and contains a children's playground in its southwest corner.

The park and the playground are owned and maintained by the Council.

Charlotte Street Conservation Area:

Charlotte Street Conservation Area received its Conservation Area designation in July 1985. Three key area characteristics are identified by the Council as being relevant to the area are:

- (1) the mix of development in terms of use, character and scale;
- (2) the importance to Tottenham Court Road as a retail centre and focus for development;
- (3) the importance of the hospital and university as major land uses in their own right.

Fitzrovia:

The area of Fitzrovia is characterised by a mix of residential and commercial uses, including media activities. Many of the uses in this area are small in scale. The central part of Fitzrovia contains many shops, pubs and restaurants around Goadge Street and Charlotte Street, whilst the southern sector is dominated by older former industrial premises and by tall office buildings.

The Site is situated in the heart of the Central London business, commercial and entertainment core.

**GENERAL PURPOSES
(DEVELOPMENT CONTROL)**

SUB-COMMITTEE

29th September 2005

SOUTH

GENERAL PURPOSE
DEVELOPMENT CONTROL

SUB-COMMITTEE

29th September 2005

SOUTH

GENERAL PURPOSES (DEVELOPMENT CONTROL) SUB-COMMITTEE DATE: 29/09/05

REPORT TITLE: PLANNING MATTERS -SOUTH AREA TEAM

REPORT OF: DIRECTOR, ENVIRONMENT DEPARTMENT

SUMMARY OF REPORT: This report contains details of all planning and other applications in the above named area teams which are being reported for consideration at this meeting of the Sub-Committee.

RECOMMENDATIONS: That the Sub-Committee agree the recommendations set out for each of the applications.

LOCAL GOVERNMENT ACT 1972 - ACCESS TO INFORMATION. The following documents were used in the production of this report: Correspondence received from applicants, agents, statutory consultees, Conservation Area Advisory Committees, adjoining occupiers and others in respect of the specific applications. More information about any other document is set out in further detail under individual applications. Contact Officers: See individual applications. Contact Address: Development Control Team, Environment Department, Camden Town Hall, Argyle Street London, WC1 8ND. Telephone nos.: See list overleaf.

Date: 19/9/05

A. D. Herby

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7974 5630

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PLANNING MATTERS – SOUTH AREA

Planning Applications Schedule – 29th September 2005
Reports of the Director. Environment Department

Address:	7-15 Whitfield Street, W1	1
Application Number:	2005/2739/P Officer: Alex Bushell	
Ward:	Bloomsbury	
Date Received:	30/06/2005	
Proposal:	The redevelopment of the site by the erection of a part 4, part 5 storey building with retained basement, for uses comprising 13 self-contained residential units (Class C3), flexible non-residential institutions/community use (Class D1a-e and/or Class D2e), offices (Class B1), and a secondary electricity substation (sui generis), and ancillary facilities including a service bay with retained vehicular access from Whitfield Street, refuse store and cycle parking.	
Drawing Numbers:	Fig. 1 (Location Plan), CP1A, C2, C3, C4, C5A, C6A, E1A, E2A, E3A, E4A, P1A, P2A, P3A, P4A, P5A, P6A, P7A, S1A, S2A, S3A, Sunlight and Daylight Report Ref: IA/LRN/WH09, dated 22/6/5, Pre-Ecohomes Assessment Ref: 41242ELE/103 dated 9/6/5 and Explanatory Statement dated 27/6/5.	
RECOMMENDATION SUMMARY: Grant Planning Permission Subject to a Section 106 Legal Agreement and Conditions		
Related Application		2
Date of Application:	30/06/2005	
Application Number:	2005/2742/C	
Proposal:	The substantial demolition of the existing sub-station building.	
Drawing Numbers:	Fig. 1 (Location Plan), C2 and C3	
RECOMMENDATION SUMMARY: Grant Conservation Area Consent Subject to Conditions		

Address:	Lincolns Inn Fields London WC1	3
Application Number:	2005/1510/P Officer: Rob Brew	
Ward:	Holborn & Covent Garden	
Date Received:	19/04/2005	
Proposal: Variation of condition 2 of planning permission dated 15th April 2005 (Reg.no. 2004/5081/P) for the construction of single storey timber building to accommodate a cafe to replace a previously demolished brick built cafe, to allow the cafe/restaurant to operate between the hours of 0730 hours to midnight daily.		
Drawing Numbers:		
Site Location Plan P2; P1; P3; P4; P5; P6		
RECOMMENDATION SUMMARY: Grant consent		

Address:	7-8 Argyle Square London WC1H 8AS	4
Application Number:	2005/0207/P Officer: Jenny Fisher	
Ward:	Kings Cross	
Date Received:	12/01/2005	
Proposal: Change of use and works of conversion, including the installation of a window at rear ground floor level, of No.7 from hotel (Use Class C1) to residential (Use Class C3) to provide five self-contained flats, and the retention of No. 8 as a hotel (Use class C1).		
Drawing Numbers: PL/007; PL/008; PL/009; PL/010; PL/011; location plan; 03191/PL/101 REV E; 102 REV D; 103 REV A; 03191/EX/001 REV D; 002 REV D; 003; 004; Existing door schedule; Proposed door schedule; 2 x sheets of photos of internal features; Design schedule		
RECOMMENDATION SUMMARY: Grant planning permission with conditions and a S.106 Agreement		

Related Application	12/01/2005	5
Date of Application:		
Application Number:	2005/0209/L	
Proposal: Alterations, including the removal of modern partitions, and the installation of a window at rear ground floor level, associated with the change of use and works of conversion of No.7 from hotel (Use Class C1) to residential (Use Class C3) to provide five self-contained flats.		
Drawing Numbers: PL/007; PL/008; PL/009; PL/010; PL/011; location plan; 03191/PL/101 REV E; 102 REV D; 103 REV A; 03191/EX/001 REV D; 002 REV D; 003; 004; Existing door schedule; Proposed door schedule; 2 x sheets of photos of internal features; Design schedule		
RECOMMENDATION SUMMARY: Grant listed building consent with conditions.		