

Delegated Report		Analysis sheet		Expiry Date:		25/12/2006	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Stuart Minty				2006/5528/P			
Application Address				Drawing Numbers			
28 Litchfield Street Westminster London WC2H 9NJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Observations from the adjoining borough of Westminster for use of second, third and fourth floors as a private members club (sui generis) associated external alterations and installation of plant at roof level.							
Recommendation(s):		Raise Objection					
Application Type:		Request for Observations to Adjoining Borough					
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:		None consulted					
CAAC/Local groups* comments: *Please Specify		None consulted					

Site Description

The application site relates to the second, third and fourth floors of an existing office building located on the north side of Litchfield Street currently in office and residential accommodation. The site lies within the boundaries of the City of Westminster.

Relevant History

P9603187 - Change of use and conversion of 3rd and 4th floors from residential and office use to 3 self-contained flats including the erection of associated sun rooms, pool and plant on the roof – No objections (19/12/1996).

2006/5528/P - Observation to adjoining Borough of City of Westminster for use of second, third and fourth floors as a private members club (sui generis) associated external alterations and installation of plant at roof level – No objections (27/09/2006)

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement Unitary Development Plan 2006

S1/S3 – Strategic Sustainability; SD1 – Quality of Life; SD7 – Light, noise and vibration pollution; H3 – Protecting existing housing; R1 – Location of new retail and entertainment uses; R2 – General Impact of retail and entertainment uses; R3 – Assessment of food and drink uses and licensed entertainment; E2 – Retention of existing business uses.

Supplementary Planning Guidance

Supplementary Planning Guidance for Central London, Food, Drink and Entertainment and Specialist and Retail Uses – Approved 2004

Assessment

Observations are sought from the City of Westminster for the use of second, third and fourth floors of No 28 Litchfield Street as a private members club (sui generis) associated external alterations and installation of plant at roof level.

The City of Westminster consulted the LB Camden on an initial application in 09/2006 and no objections were raised. Westminster have advised that the scheme was recommended for approval, however Members of the Planning Committee raised concern over the location of the entrances on Litchfield Street for the 'Ivy Restaurant' and 'Ivy Club'. The item was subsequently deferred to incorporate revisions to the locations of the principal entrances of both the club/restaurant.

The revised locations for the club and restaurant are now both on the West Street frontage. The south side of West Street is within the City of Westminster's boundary, whilst the north side is within the LB Camden.

The proposal would result in the loss of two residential units on this site, however the applicants covering letter states that these units would be re-provided via a S106 land use swap at No 8 King Street, and this is considered acceptable. There is no objection to the loss of office space on the site. No objections were raised previously in relation to land-use.

The main 'cross-borough' issues are considered to be:

Impact on Amenity

The nearest residential property within the London Borough of Camden is approximately 14 metres away on the north side West Street (No 26). The north side of West Street (LB Camden) is

predominantly commercial in usage however there are a number of properties with residential components at No's 26, 28-34, and 40.

The revised scheme states that the 'Ivy Club and Restaurant' would both have their main entrances on West Street at ground floor level. The restaurant entrance is located on the corner, close to its junction with Litchfield Street, whilst the 'Club' entrance is located further up West Street. The covering letter states that the restaurant on West Street will be used for members to enter the club before mid-day, whilst the other entrance will be used as the principal entrance after midday.

The applicants covering letter states the proposed hours of use, would be 8am to 1am Monday to Saturday; 10am – 11.30pm Sundays and Bank Holidays. These hours would exceed 12 Midnight, which is the normal maximum permitted hours for LB Camden premises. Various acoustic/management procedures would offer some degree of noise attenuation from inside the building. However, it is considered that the location particularly of the 'Club' entrance, some 14 metres away from the nearest residential property would be likely to result in a significant increase in levels of noise and disturbance at anti-social hours of the day. No information has been provided into the capacity (persons) of the building, however the use would encompass a further three floors as a private members club and is therefore considered significant.

On this basis, the location of the proposed 'club'; entrance is considered to create an unacceptable cross borough impact.

Impact of the roof plant/other external alterations

The proposed roof plant is sufficiently set back to avoid any significant visibility from the borough boundary. The other external alterations are to the front elevation and are not visible from the borough boundary. This element remains unchanged and no objections are accordingly raised.

Conclusion

Given all of the aforementioned, the new entrance is considered unacceptable, detrimental to the residential amenities of neighbouring properties within the London Borough of Camden and an objection is accordingly recommended.

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