

Address:	11-13 Goodge Street, London, W1T 2PF		
Application Number:	2006/3769/P	Officer: Stuart Minty	
Ward:	Bloomsbury		
Date Received:	10/08/2006		
Proposal: Redevelopment of the site involving the demolition of 11-13 Goodge Street and construction of a new 5 storey building comprising 7 self contained residential flats (Class C3) (6x1 bed and 1x3 bed units) on the upper floors and provision of retail (Class A1) at ground and basement levels.			
Drawing Numbers: Proposed Site Plan (440_02_07_010 Rev P1); 440_02_07_011 Rev P1; 440_02_07_100 Rev P2; 440_02_07_101 Rev P2; 440_02_07_102 Rev P2; 440_02_07_103 Rev P2; 440_02_07_104 Rev P1; 440_02_07_105 Rev P2; 440_02_07_106 Rev P2; 440_02_07_200 Rev P2; 440_02_07_201 Rev P1; 440_02_07_300 Rev P2; 440_02_07_400 Rev P1; 440_02_05_100 Rev P1; 440_02_05_101 Rev P1; 440_02_05_102 Rev P1; 440_02_05_103 Rev P1; 440_02_05_104 Rev P1; 440_02_05_200 Rev P1; 440_02_05_201 Rev P1; Design Report for Planning (Dated 03/08/2006); Planning Statement In Support Of Proposed Development (Dated August 2006); Access Statement (Dated 18/08/2006); Statement Regarding The Conservation Aspects Of The Proposed Development; Noise Impact Assessment Sustainability Statement & Energy Statement (Dated July 2006); Transport Statement (Dated August 2006); Daylight & Sunlight Report (Dated 04/08/2006); Letter from Agents (dated 06/10/2006); Compliance with Lifetime Home Standards - Letter from Allies and Morrison Architects (Dated 05/10/2006)			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to a S106 Agreement.			
Related Application	10/08/2006		
Date of Application:			
Application Number:	2006/3770/C		
Proposal: Demolition of No's 11-13 Goodge Street			
Drawing Numbers: Proposed Site Plan (440_02_07_010 Rev P1); 440_02_07_011 Rev P1; 440_02_05_100 Rev P1; 440_02_05_101 Rev P1; 440_02_05_102 Rev P1; 440_02_05_103 Rev P1; 440_02_05_104 Rev P1; 440_02_05_200 Rev P1; 440_02_05_201 Rev P1; Design Report for Planning (Dated 03/08/2006); Statement Regarding The Conservation Aspects Of The Proposed Development			
RECOMMENDATION SUMMARY: Grant Conservation Area Consent Subject to Conditions			
Applicant: Goodge Street Properties Ltd c/o Agent		Agent: DP9 Cassini House 57-59 St.James Street London SW1A 1LD	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (m ²)
Existing	A1	Retail	391
	C3	Residential	139
	Total		530
Proposed	A1	Retail	233
	C3	Residential	547
	Total		780

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Maisonette				1					
Proposed	Flats		6		1					

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal involves the creation of more than five residential flats and would also result in the total demolition of buildings within a conservation area. Any grant of permission would also require the conclusion of a Section 106 Planning Obligation relating to, inter alia, matters outside the normal scheme of delegation. [Clauses 3 (iii),(v) and (vi)].

1. SITE

- 1.1 The application site relates to two properties located on the south side of Goodge Street (No's 11-13). The site area comprises 145m² (0.01 hectares) and is currently in a mixture of uses comprising residential and retail (plus ancillary office). No's 11 and 13 Goodge Street comprise two, partly original, 'first generation', late 18th century, four storey, 2 bay wide with retail uses (STA Travel and Jaipur Designs) at ground floor level. Ancillary office space is located on the upper floors of No 11 Goodge Street, whilst residential accommodation is located on the upper floors of No 13.
- 1.2 The site adjoins No 9 Goodge Street to the east, which is a 4-storey building with a retail occupier at ground floor level and three residential flats on the upper floors. To the west the site adjoining No's 15-17 Goodge Street, a corner building known as Spaghetti House. This is a four storey non-residential building with a set back

mansard roof extension. Adjoining to No's 15-17 Goodge Street and in close proximity to the rear of the application properties, is no's 26-28 Whitfield Street, which is a 4 storey building with commercial at ground floor, and residential accommodation on the upper floors. Other buildings of relevance in close proximity to the site, include No's 16-24 Whitfield Street and No 55 Tottenham Court Road. The rear projections of both of these buildings are visible from the rear of the site, both are commercial buildings without any residential component.

- 1.3 The site is located within the 'Goodge Street Neighbourhood Centre' and the Central London area. The site is located within the Charlotte Street Conservation area, and while no part of the site is listed there are listed buildings at No's 64-67 Tottenham Court Road and 2-8 Goodge Street. This site is best known as the former Catesby's store, and occupies the corner building on the north side of Goodge Street/west side of Tottenham Court Road.

2. THE PROPOSAL

Original

- 2.1 The application for full planning permission proposes the redevelopment of the site, details of which are described in the forthcoming paragraphs. The accompanying application for conservation area consent is sought for the total demolition of the existing buildings.
- 2.2 The replacement building results in the creation of a 5-storey building, with the top floor contained within a setback mansard roof with dormer windows. The development would provide 7 residential units (547m²) comprising 6 x 1 bed, and 1 x 3 bed units. The development includes 233m² of retail accommodation (Class A1) at basement and ground floor levels with the intention for this space to be utilised as 1 unit.
- 2.3 A new residential entrance is provided adjacent to the retail unit, providing access to the residential accommodation above. The roof of the building would be laid out as a 'green roof', whilst there would also be two large rooflights providing light to the top floor flat. To the rear the development proposes approximately 50m² of private balcony space for the enjoyment of owner/occupiers of three of the one-bed units, and the top floor 3 bed unit.

Revisions

- 2.4 The applicants have submitted a number of minor revisions to the scheme. These are as follows: -
- (i) The provision of the fourth floor as a 3-bed unit, rather than the 2-bed originally proposed;
 - (ii) The submission of a statement, which shows compliance with lifetime homes standards. This includes the provision of an internal wheelchair lift, to allow wheelchair access from ground to first floor level.

- (iii) A re-evaluation of the sites water consumption for the development, complemented by the rainwater harvesting system, and incorporating the following additional measures: -
- Low flush dual cisterns that operate on 6/3 litres/flush compared to the conventional 9/12 litres will be provided. This will generate a potential saving of 30-50% on water usage for the toilet usage.
 - Flow regulators/orifice discs fitted on wash hand basin taps with potential to reduce flow between 6-12 litres/min compared with 15 litres/min. Water savings would vary from 30-60% depending on time of operation; and
 - Water efficient showerheads (low-flow) 5-9 litres/min compared to conventional 20 litre/min, providing savings of 50-70% compared to conventional shower heads.
- (iv) Two levels of manifestation proposed for standing and wheelchair users on the glazed retail doors.

3. RELEVANT HISTORY

11 Goodge Street

- 3.1 Applications for advertisement consent were approved in 1997 and 2001, respectively, for the display of internally illuminated fascia and projecting signs.

13 Goodge Street

- 3.2 A planning application for the Installation of two public telephone kiosks was approved in 1998 on land outside of no 13 Goodge Street.

61-63 Tottenham Court Road, 1-7 Goodge Street

- 3.3 More recently, at the 26th October 2006 Development Control Committee, applications for planning permission and conservation area consent were refused, contrary to officer recommendation for the redevelopment of the site to provide a mixed use building including 14 self-contained residential units (Class C3) on the upper floors; provision of retail use (Class A1) at ground, first and basement levels; including works of conversion and extensions to 61 and 62 Tottenham Court Road with construction of new 4th floor; demolition of 63 Tottenham Court Road and construction of new 5 storey building; demolition of 1-7 Goodge Street and construction of new 5 storey building together with associated works.

- 3.4 The application was refused for the following reasons: -

- *The proposed development would require the demolition of buildings at 1-3 Goodge Street that make a positive contribution to the character and appearance of the Charlotte Street Conservation Area without an adequate case being made, contrary to the requirements of policy B7B of the London Borough of Camden Replacement Unitary Plan 2006.*

- *The provision of retail space at first floor level within the Goodge Street Neighbourhood Shopping Centre would be inappropriate to the character and function of the centre contrary to the requirements of policy R8A of the London Borough of Camden Unitary Development Plan 2006.*
- *The proposed corner tower feature, by reason of its scale and detailed design, would be harmful to the character and appearance of this part of the Charlotte Street Conservation Area, contrary to the requirements of policies B1 and B7A of the London Borough of Camden Replacement Unitary Development Plan 2006.*

4. CONSULTATIONS

Statutory Consultees

- 4.1 **English Heritage** have recommended that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice. Stating that they don't wish to comment in detail, English Heritage offered the following general observations: -

We were included in pre-application discussions between the Council and the applicants, particularly on the conservation aspects of the proposals. We consider that No's 11-13 Goodge Street make, at best, a neutral contribution to the character and appearance of the Charlotte Street Conservation Area. Having considered the proposals, we find the arguments put forward by the applicants, particularly in respect of the beneficial impact that the proposed scheme as a whole would have on the character of the conservation area, persuasive, and do not wish to object to this application.

- 4.2 **Thames Water** have raised no objections to the scheme subject to the attachment of a planning informative reminding the applicant of their obligations with regards to surface water drainage and water infrastructure.
- 4.3 The **City of Westminster** have raised 'No Objections' to the proposed development
- 4.4 **London Underground Ltd** have written stating that the development is sufficiently distant from the Northern Line tunnels and deep level shelters for London Underground Ltd to have no comment to make on the application. The site is immediately adjacent to the area subject to the Department of Transport's Safeguarding Directive for the proposed underground line from Chelsea to Hackney and LUL have suggested that the applicant consult separately with Cross Rail (London)
- 4.5 The **Crime Prevention Design Advisor** has raised no objections. Commented that the layout and design proposals for the development are to a very good standard, and does not anticipate any problems with regards to community safety or burglary.

Conservation Area Advisory Committee

4.6 The **Charlotte Street Conservation Area Advisory Committee (CAAC)** have objected to the scheme on the following grounds: -

- Principal objections to the changes proposed to Goodge Street, which involve a 'quite unacceptable' amount of demolition.
- The shopfront of 11-13 Goodge Street is Georgian and could be restored to their original appearance.
- The proposal would damage the relatively small scale and local character of Goodge Street. This is a busy and lively neighbourhood, in the evening as in the day. The commercial activity which typifies Goodge Street at present - local shops, cafes and restaurants is quite different from the larger and generally much more specialised shops in Tottenham Court Road.

Local Groups

4.7 The **Charlotte Street Association** have objected to the scheme on the following grounds:-

- The replacement of small retail units with large units is detrimental to the shopping opportunity particularly in relation to Goodge Street's function as a neighbourhood shopping street
- The developments whether assessed together or separately are of a size to require an element of affordable housing
- The design of the Goodge Street elevations are in character, scale and proportion inappropriate to the location and detrimental to the quality of the conservation area.

Member Representations

4.8 **Councillors Penny Abraham and Fazlul Chowdhury (Bloomsbury Ward)** have written jointly raising the following objections to the scheme: -

- The development takes no account of the character and appearance of Goodge Street, which is a local shopping street, comprising small shops of use to local people and passing trade.
- The development is not of an appropriate scale and character for the neighbourhood centre.

Adjoining Occupiers

<i>Number of Letters Sent</i>	36
<i>Number of responses Received</i>	7
<i>Number in Support</i>	0
<i>Number of Objections</i>	7

4.9 The owner/occupiers of **Flat 3, 9 Goodge Street, 13 Goodge Street, Flat 2, 30 Goodge Street, 36 Goodge Street, No 102 Ridgmount Gardens, No 1 Colville Place, and No 74 Chenies Mews** have all raised objections to the application.

These are summarised below: -

- The proposed development is clearly out of scale and character with Goodge Street and the Conservation Area in general.
- The facades of the replacement buildings add nothing to the street and are bland.
- The design pays little regards to the character of the surrounding buildings. Particularly objectionable are the overbearing mansards, poorly proportioned fenestration, lacking the traditional variety of opening sizes and the totally alien corner buildings.
- The plans are for very plain, characterless buildings.
- The 5 storey mock Georgian blocks proposed would dwarf the surviving no 9 Goodge Street, a four storey Georgian house typical in scale and design with the many period houses in Goodge Street for example.
- The proposed Mock Georgian design is an uncomfortable period dress disguise attempting to conceal a full scale Tottenham Court Road type development behind its 'ugly, ill proportioned facade'.
- The buildings would cause a loss of view and light, the balconies will result in the loss of privacy and the noise from the use would impinge on residential amenity.
- The development should provide some affordable housing, so desperately needed in the area.
- The housing will not be available to key workers and will increase demand for services (doctors, dentists, school, welfare and residential parking)
- Goodge Street is a neighbourhood shopping centre depending on the great diversity of its small retail shops with their affordable rents and prices for its existence
- The retail proposals do not meet the needs of local people
- The proposal is to extend Tottenham Court Roads large-scale mega shops into a small-scale local shopping street.
- The proposal reduces the streets vitality, diversity, character and reduces the options for small businesses against Camden's policy of supporting small businesses. The scheme will reduce rents for businesses and increase prices in the shops.

5. POLICIES

5.1 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.

5.2 Camden Replacement Unitary Development Plan 2006

S1-S3	Strategic Sustainable Development; (complies subject to conditions);
SD1	Quality of life (complies);
SD2	Planning obligations (complies subject to S106);
SD3	Mixed use development (complies);
SD4	Density of development (complies);

SD5	Location of development with significant travel demand (complies);
SD6	Amenity for occupiers and neighbours (complies);
SD9	Resources and energy (complies subject to conditions);
SD12	Development and construction waste (complies subject to conditions);
H1	New housing (complies);
H7	Lifetime homes and wheelchair housing (complies);
H8	Mix of units (complies);
B1	General design principles (complies);
B2	Design and layout of large developments (complies);
B3	Alterations and extensions (complies);
B4	Shopfronts, advertisements and signs (complies subject to conditions);
B7	Conservation areas (complies);
B9	Views (complies);
N4	Providing public open space (complies subject to S106);
N5	Biodiversity (complies subject to conditions);
T1	Sustainable transport (complies subject to S106);
T3	Pedestrians and cycling (complies subject to conditions and S106);
T8	Car free housing and car capped housing (complies subject to S106);
T9	Impact of parking (complies);
T12	Works affecting highways (complies subject to S106);
T16	Movement of goods (complies subject to S106);
R1	Location of new retail and entertainment uses (complies);
R2	General impact of retail and entertainment uses (complies);
R7	Protection of shopping frontages and local shops (complies);

5.3 Camden Planning Guidance (Consultation Draft) 2006

The following sections of the Camden Planning Guidance are of particular relevance to the application:

- P1 - Access for all
- P29 – Biodiversity
- P37 – Built form
- P49 – Conservation areas
- P53 – Construction and demolition
- P61 – Cycle parking and storage
- P63 – Daylight and sunlight
- P71 – Design
- P103 – Lifetime homes and wheelchair housing
- P121 – Overlooking and privacy
- P133 – Planning obligations
- P171 – Public open space
- P209 – Shopfronts
- P225 – Town centres, retail and entertainment uses
- P217 – Sustainable buildings

5.4 Other Supplementary Planning Guidance

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use – The principle of the development
- Housing/residential standards
- Design related issues, townscape, and the impact on the Conservation Area
- Sustainability - resources and energy
- Impact on amenity
- Transport, access and parking
- Other Matters

Land use – The principle of the development

Loss of retail floorspace

6.2 The proposals would result in the loss of 158m² of retail floorspace, and one larger unit is proposed instead of the existing two smaller ones at ground and basement level. The majority of this reduction in floorspace relates to the upper floors of No 11 Goodge Street, which is currently in ancillary occupation comprising offices and meeting rooms in connection with the travel agents at ground floor level (STA Travel). It is also worth noting that the amalgamation of two retail units into one, in itself, does not require planning permission.

6.3 The retail function of this ancillary space is therefore relatively low, and its loss overall is not considered to cause harm to the character, function, vitality and viability of the neighbourhood centre and will still enable the centre to provide a range of convenience shopping.

Mixed-use

6.4 The current scheme proposes 250m² of additional floorspace. In accordance with UDP policy SD3, and given the site is within the Central London Area up to 50% of this floorspace is required to be residential, i.e. 125m². The application proposes a total of 547m² of residential floorspace and as such is considered to comply with this policy.

Housing policies, size, mix and quality residential accommodation

New Housing

6.5 Policy H1 supports the increase in residential accommodation and housing is the priority use of the replacement UDP. The proposal would provide an additional 408m² of residential floorspace in the form of six additional units, providing a total of seven units. The floorspace and unit numbers are below the threshold for providing affordable housing.

Mix, size and quality of the residential units

- 6.6 Replacement UDP policy H8 require an appropriate mix of unit sizes, including large and small units in residential developments, taking into account site conditions and the locality. The application (as revised) proposes 6 X 1 bed, and 1 X 3 bed flats (7 units) and given the location of the stair and the division of the floor plates the mix is considered to be acceptable and inline with UDP policy. All unit sizes meet the minimum space standards for units and bedrooms as set out within the Council's supplementary planning guidance.

Lifetime homes/wheelchair housing

- 6.7 The replacement UDP requires all new residential units to meet lifetime homes standards and only in the case of 'major' developments that 10% of the units be suitable for occupation for a person using a wheelchair. The applicant has provided documentation to substantiate that all of the new residential units will meet lifetime homes standards, and notably by doing so revised the internal layout of the scheme to allow wheelchair access from ground to first floor level. Despite, there being no policy requirement for the provision of wheelchair housing in a 'minor' classification of development, the scheme (as amended) facilitates the 2 x 1 bed units at first floor to be fully wheelchair accessible. Overall, the scheme would accord with UDP policy H7 and is therefore considered acceptable.

Design related issues, townscape, and the impact on the Conservation Area

Building appraisal and the principle of demolition

- 6.8 The current proposals for the redevelopment of the site comprising No.s 11-13 Goodge Street have been informed by an appraisal of the particular architectural and historic interest of the buildings and their contribution to the character and appearance of this part of Charlotte Street Conservation Area. The design has also been informed by an assessment of the condition of the existing buildings and their scope for effective and beneficial use in the future, mindful of relevant land use, design and conservation policies. Each of which will be discussed in greater detail within this section of the report.
- 6.9 The street elevations above the shop-fronts of No.s 11-13 are rendered and painted, in marked contrast to the majority of 'first generation' buildings in the street. All the original, double-hung sash windows have been removed and replaced with modern, plain glazing in No.11 and casements in No.13, again, in contrast to the majority of the buildings in the street. At the back there are utilitarian rear elevations, reconstructed/extended after bomb damage, in Fletton brick.
- 6.10 The interior of No.11 appears to have been substantially reconstructed, together with the roof (now flat), whilst that of No.13, retains a greater degree of its original fabric, including the central, front-to-back, valley pitched roof slopes. No ceilings, cornices, panelling or chimney-pieces survive in either property. All the original, internal joinery, in both properties has been lost, except for the original, timber staircase, from first floor upwards and the simple panelled doors and moulded door architraves on the upper floors of No. 13 and limited sections of the staircase at No.11.

- 6.11 Whilst the two properties appear to be, in part, two of the original 'first generation' properties in the area, they are both so significantly and adversely altered, both externally and internally, with loss of most of their original features, that they are considered to seriously diminish their contribution, to the character and appearance of the conservation area and as such, do not possess sufficient architectural or historic interest to merit statutory listing. English Heritage have stated that the existing buildings '*make, at best, a neutral contribution to the character and appearance of the Charlotte Street Conservation Area*' and have raised no objections. On the basis of this and the above condition summary, officers consider that the proposed demolition of the site buildings would be acceptable, subject to a suitable replacement.

The replacement buildings

- 6.12 The proposed development seeks to repair and re-establish the characteristic architectural coherence of this end of Goodge Street, with the introduction of new buildings, which respect and reflect the original plot widths, scale, proportions, rhythm and reticence of the original late-Georgian architecture in the area. It is considered that the proposed replacement scheme, responds sensitively, to the prevailing architectural character of the area, reflecting the roof configurations, fenestration patterns and facing/roofing materials, of the majority of the buildings in this part of the conservation area.
- 6.13 The scheme proposes two new, 4-storey buildings with a setback fifth storey, within a mansard roof. By setting the upper floor back by 1.6 metres, the effective mass of the building, as viewed from the street level is reduced. The upper level is mansard like in form with projecting dormer windows to the upper most storey, punctuating the roof form against the skyline.
- 6.14 The proposal acknowledges angled views down Goodge Street, where the facades are seen in perspective, rather than orthogonally. This has been acknowledged through the design evolution process, considering the importance of the window openings which have a significance to the façade and the elevation as a whole. This is achieved by rendering the window reveals, as is the case on the neighbouring buildings.
- 6.15 The existing ground floor is characterised by ad-hoc shop fronts and signage, altered pragmatically over time. In the proposed scheme, the retail unit will form a coherent active streetscape, with a simply glazed appropriately proportioned facade and associated signage, respectful of the immediate context.

Materials

- 6.16 It will be necessary to impose conditions requiring the materials of the scheme to be of the highest possible quality. A sample materials board is also recommended to be erected on site for Local Planning Authority Inspection.

Shopfronts/Conservation Area Statement

- 6.17 Section 9.24 of the Conservation Area Statement, relates to the issue of shopfronts and states that 'proposals for new shopfronts or alterations to shopfronts will be expected to preserve or enhance the visual character and appearance of the

shopping streets, through respects for proportions, rhythm, and form of the original frontages'. Given that the original shopfronts have been lost and replaced by unsympathetic replacements and are of no conservation area value, it is vital that the new scheme, reinstates more appropriate treatments in this respect, and is recommended to be subject to a planning condition.

Sustainability - resources and energy

Water consumption

- 6.18 It is considered the proposed green roof would reduce the amount of run-off water from the site and the amount of water used by the site and would meet the requirements of this aspect of policy SD9. The initial BREEAM pre-assessment for the residential component of the development indicates the application would achieve 1.67 credits out of 10. The Camden draft Planning Guidance states that the application should meet a target of 60% of the credit points. The applicant was therefore advised to reduce the anticipated water use by occupiers of the building by introducing further water efficient devices.
- 6.19 As stated within section two of this report, the sites water consumption was re-evaluated incorporating additional measures including low flush cisterns, flow regulators/orifice discs fitted on the wash hand basin taps, and water efficient showerheads. These additional measures would improve water usage across the development and generally with the water saving devices proposed, the overall water consumption will be reduced by 5-20% below the target of 42m³. In terms of the EcoHomes pre-assessment, the scheme had previously achieved a score of 1.67 for water usage. With the additional water saving measures proposed, this figure has increased to 6.67 out of a possible score of 10.

Sustainable Design/ Resources and Energy

- 6.20 The application's preliminary EcoHomes assessment indicates the proposal would achieve a rating of 'very good', and this shall be secured via under the remit of a sustainability appraisal condition. The Council's draft SPD also requires the development meet a target of 60% in the categories of 'energy' and 'water' and 40% in 'materials'. The application achieves 79% in energy, 48% in materials, and with the revised measures listed above 67% in water. The application therefore accords with EcoHomes and the Councils draft SPD and is considered acceptable.
- 6.21 The applicants have not submitted a BREEAM assessment for the retail component of the development, as it has been stated that the unit would be a 'shell with no fittings proposed'. The applicants have agreed in writing to submit a BREEAM assessment to achieve a minimum rating of 'very good' via planning condition.
- 6.22 The application is not classified as a 'major' development, and therefore there is no requirement for the development to generate 10% of the site's electricity and heating needs from on-site renewable sources.

Impact on amenity

Daylight/Sunlight

- 6.23 Only residential properties are considered for daylight levels in the BRE Guidelines and furthermore only living rooms, kitchens and bedrooms fall within the guidelines. The applicants have submitted a comprehensive 'Daylight & Sunlight' report, which evaluates the impact of the development, and on the basis of the above only 26-28 Whitfield Street, 15-17 Goodge Street, 9 Goodge Street and 10-16 Goodge Street require assessment.
- 6.24 The first two floors of 26-28 Whitfield Street are used as a commercial bar, and therefore the BRE Guidelines do not apply to this portion of the building. 2 out of the 14 windows to the residential component of this building technically fail to meet the BRE Guidelines. These windows are at 1st and 2nd floor level and serve kitchens. The kitchens are below 13m² in size and therefore do not constitute habitable rooms. Furthermore, both of these rooms have levels of light compromised by the presence of balconies attached to the rear of the building and given the enclosed nature of the rear of the site officers consider overall that no significant harm would be caused as a result of the development.
- 6.25 No's 15-17 Goodge Street, has only windows in the rear corner, and these lead on to a fire escape/secondary stairwell and are therefore exempt from the BRE guidelines. No 9 Goodge Street has one window that falls short of the BRE Guidelines. This is a kitchen, which currently receives a level of 0.40 under the ADF analysis method, and would fall to 0.31. The current level of light in the existing situation is therefore very low, and this is due to the constrained nature of the site and its surroundings and recent developments at No 55 Tottenham Court Road, which backs onto the property. Given the above, officers therefore consider this minimal loss of daylight would not cause any significant harm towards neighbouring residential amenity.
- 6.26 Only residential properties that face within 90% of due south are taken into account for sunlight analysis. The study illustrates that the study properties, 9, 10-16 and 15-17 Goodge Street are fully compliant with the BRE Guidelines for sunlight analysis based upon the APSH method of analysis.

Overlooking/Loss of privacy

- 6.27 The rear windows of the replacement building would not directly face any neighbouring residential building, whilst it is worth noting that the west half of the rear elevation would only have windows acting as a light source for the proposed stairwell. The new building would face the flank elevation of the commercial building at No's 16-24 Whitfield Street and officers consider that no significant overlooking would occur as a result of the window arrangement of the replacement building.
- 6.28 Private terraces/balconies are proposed for the occupants of four of the residential units. A 20m² terrace is proposed at first floor level on the east side of the rear elevation above the projecting ground floor element, whilst 10.29m² balconies are proposed for the occupiers of 1 unit on each of the 2nd, 3rd and 4th floors.
- 6.29 Officers consider that the introduction of balconies on the rear façade would not result in any undue overlooking issues given the window arrangement on the rear elevation of the neighbouring buildings. The habitable room windows of the flats at

No 9 Goodge Street are located on the east side of the rear façade, and therefore would not be in close proximity, or directly face the proposed balconies. Balconies are present on the rear face of No's 26-28 Whitfield Street, however these do not directly face the application site, and the development proposals are thus considered acceptable.

Transport, access and parking

Travel Plans

- 6.30 The proposed redevelopment will result in an increase in the number of pedestrian movements to and from the site. As such, the scheme provides an opportunity for increased use and promotion of public transport as well as walking and cycling. A travel plan that informs staff, residents and customers about public transport options along with walking and cycling routes is recommended to be secured via S106 agreement, and will ensure people are fully aware of all transport options available to them. Such a plan will need to be submitted and approved prior to the activity commencing and secured by s106 agreement.

Cycle Parking

- 6.31 The Council's standards require the provision of secure cycle parking, with Appendix 6 of the replacement UDP requiring the retail component of the scheme to provide 1 cycle storage space per residential unit, meaning 7 cycle storage spaces are required. As the retail component of the scheme is only 233m², it is below the 500m² threshold requiring provision of cycle parking. The applicant has identified a cycle storage area on the proposed basement plan containing 14 spaces and this is considered to adequately meeting the cycle storage requirements.

Footway Reinstatement and Improvements

- 6.32 The redevelopment will result in an increase in pedestrian movements to and from the site. Highways works in the immediate vicinity have recently been completed, including footway build-outs and raising and repaving the lay-by on Goodge Street. However, further improvements are justified to improve pedestrian safety, amenity and connectivity within the surrounding area, and to ensure the scheme benefits from the best possible pedestrian environment.

The following improvements are therefore recommended to be secured via S106 agreement: -

- (i) Raising the junction at the intersection of Whitfield St and Goodge St, which will both calm traffic and facilitate safer pedestrian crossing of this intersection;
- (ii) Installing a raised speed table approximately 40m to the west along Goodge St to align with the recently installed pedestrian build outs. This will calm traffic further on approach to the intersection with Whitfield Street and Goodge St, along with providing a further pedestrian crossing point.

Car Free Housing

- 6.33 This site is located within the (CA-E) (Bloomsbury) Controlled Parking Zone which allows parking by permit only Monday – Friday 08:30 – 18.30. Given the limited nature of parking within the area, In order to be acceptable in transport terms all

new residential units are recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking permits. This shall be secured via S106 agreement

Construction Management Plan

- 6.34 Construction works and construction vehicle movements may disrupt the day-to-day functioning of Goodge Street and surrounding streets for an extended period, and will need to be carefully managed to ensure disruptions are kept to a minimum. The works may also potentially disrupt other projects, such as works on Highways works on Tottenham Court Road. To ensure any disruptions are kept to a minimum, a construction management plan (CMP) is recommended to be submitted and approved prior to works commencing.

Servicing

- 6.35 The scheme proposes on-street servicing making use of three lay-bys within the surrounding area, and they are considered to provide sufficient capacity for site servicing. Their location, length, hours of operation and proximity to the site are summarised below:

Location	Length	Distance from Site	Loading Permitted
Tottenham Court Road	12m	20 – 30m	7am – 3pm Monday to Sunday
Goodge St	12m	10m from site	6.30pm – 8.30am Monday to Saturday
Whitfield St	12m	12m	7am – 3pm Monday to Sunday

- 6.36 In order to avoid undue disruption to traffic and bus movements, and in recognition of Tottenham Court Road being part of the 'Strategic Road Network', on-street servicing will need to be restricted to the above loading bays at the times permitted. This servicing restriction will need to be secured through the s106 agreement and incorporated into the travel plan for the site.

Other Matters

Biodiversity

- 6.37 Policy N5 expects schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. The roof of the building is proposed as a 'green roof' as this is considered the most appropriate measure of enhancing the biodiversity potential of the site. A condition is recommended to ensure further details of such measures are submitted via condition to accord with policy N5.

Open Space Financial Contributions

- 6.38 The scheme does provide around 50m² of private balconies, which provides a degree of amenity space for the new residential units on site. Notwithstanding this provision, the applicants have agreed to make a financial contribution of £4811.63 in accordance with policy N4 of the Replacement UDP to improve open space within the locality.

7. CONCLUSION

- 7.1 The existing site buildings have been significantly altered and have lost the majority of their original features. On this basis both officers and English Heritage consider their demolition to be acceptable. The proposed replacement scheme would result in a positive and creative response to the development potential of the site, whilst responding sensitively to the prevailing architectural character of the Conservation Area and as such, is recommended for approval.
- 7.2 The scheme introduces a mixed-use development inline with UDP policy, providing an uplift in residential floorspace, which would make a positive contribution to the Boroughs Housing Stock. The scheme would also maintain a secondary retail use at ground and basement levels which would contribute to the vitality and viability of the Goodge Street Neighbourhood Centre. The building would not significantly conflict with the residential amenities of neighbouring occupiers, the general character of the area or the conservation area. Other conditional/obligation controls are sufficient to address various sustainability, biodiversity, design/materials and highway objectives.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

- 9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:
- An financial contribution of £4,339.00 towards education provision;
 - A financial contribution of £4,811.63 towards open space provision within the locality, in-lieu of direct provision;
 - All proposed residential units to be designated as car free;
 - The submission of a construction management plan;
 - A business and residential travel plan, including servicing restriction
 - A financial contribution for the raising of the junction at the intersection of Goodge Street and Whitfield Street, and a raised table further to the west along Goodge Street.

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