

Delegated Report Members Briefing		Analysis sheet		Expiry Date:		06/11/2006	
		N/A / attached		Consultation Expiry Date:		12/10/2006	
Officer				Application Number(s)			
Gareth Wilson				2006/3986/P			
Application Address				Drawing Numbers			
Carpenters Arms 68-70 Whitfield Street London W1T 4EY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Works to public house (Class A4) including internal rearrangements and; replacement of single door accessing flat roof at 1st floor level with double sliding doors in connection with the use of the flat roof as a roof terrace; installation of planters on forecourt of building and on proposed roof terrace.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice. No responses.					
CAAC/Local groups* comments: *Please Specify		Charlotte Street Association: Object on grounds <ul style="list-style-type: none"> The proposal involves loss of residential accommodation and intensification of A3 use, both contrary to policy. [<i>The residential accommodation is ancillary to the use of the building as a public house (class A4). The internal rearrangements of the public house fall outside the control of planning and as such the loss of ancillary accommodation cannot be considered as part of the assessment</i>] The proposed new sliding doors and use of the flat roof as an extension to the pub area will inevitably cause noise nuisance. [<i>See main assessment below</i>] The proposed ventilation plant and flue on the flank wall are unacceptable on both visual and aural grounds [<i>Not part of application to be dealt with under separate cover</i>]. Neither the access ramp nor the disability WC meet the required standards. [<i>Access ramp is existing and as such is not considered as part of the new development; details of the internal WC come under control of Building Control regulations. </i>] 					

Site Description

A traditional designed three storey public house located on the south-east corner of Whitfield Street and Howland Street. The public house adjoined by large 20th century office building to the east and south. Facing the public house opposite across Whitfield street and Howland Street are office buildings. The building is not listed and is not within a conservation area.

Relevant History

1999 PP GRANTED for the installation two air handling units on flat roof area at first floor level to the rear.

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.

SD1A, SD6, SD7, B1, B3
Central London SPG

Assessment

The scheme includes various works to the public house of which the following require planning permission.

- Formation of a roof terrace at 1st floor level on an existing flat roof
- Enlargement of existing doorway to 1st floor flat roof to accommodate double sliding doors
- Installation of planter boxes at 1st floor and around private forecourt of the public house

Other works are indicated on proposed drawings, including conversion of ancillary C3 accommodation at 1st floor level into A4 pub, which do not require planning permission (Permitted Development) and as such are not assessed here. Details of the internal configuration is subject to building control regulations and as such is not considered here.

N/B Notwithstanding submitted plans the scheme does not include an new or relocated mechanical or air conditioning plant or new ducting/flues as indicated by letter from Pembroke Design and Management dated 8th September 2006.

Assessment

Enlargement of the existing opening and installation of double sliding doors located on the flank of the building largely hidden from views from the public realm by the ground floor of the building. The alteration is minor with little perceivable impacts on the character or appearance of the building, or wider area. This is acceptable.

The installation of planters at the rear of the roof terrace and within the private forecourt of the public house are welcome improvements to an otherwise utilitarian external seating area adding some visual interest. The planters would be within the demise of the public house and should not interfere with the function of the public footway. This is acceptable.

Use of the 1st floor flat roof as a 4.2 x 4.4 outdoor seating area is a minor alteration to the building with little perceivable impacts on the character or appearance of the building.

Concerns over the use of the terrace affecting the wider area, whilst valid planning concerns, are not upheld in the officers view. Firstly the area proposed is small when compared with the amount of existing outdoor seating at ground floor level. The site is surrounded in every direction by purely commercial land uses (predominately offices). The nearest residential dwellings are located approx. 80m away at 109 to 113 Whitfield Street. Environmental Health have commented that there have

been no noise complaints about the site on record. Given the distance to nearest residential dwellings the provision of additional external seating, albeit at 1st floor level, is unlikely to result in an unacceptable noise nuisance. This is acceptable.

It should be noted that the conversion of the internal space may result in greater capacity of customers at the public house and therefore increased potential for late night noise disturbance. This aspect of the develop (as discussed previously) is outside the control of planning but is governed by Council Licensing and Environmental Health pollution regulations.

Overall the scheme is considered acceptable alterations to an existing public house and the application is therefore **recommended for approval**.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613