

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/09/2006	
				<b>Consultation Expiry Date:</b>		01/09/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2006/3632/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
68 Tottenham Court Road London W1T 2BB							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of new fire escape gantry at first floor level, a pitched roof over a ground floor external staircase, and an extension to a small second floor storeroom, for premises in use as a place of worship (Class D1)							
<b>Recommendation(s):</b>		Grant planning permission with conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Charlotte Street CAAC</u>  No comment					

## Site Description

The Church of Scientology occupies a building within a terrace located on the west side of Tottenham Court Road facing Chenies Street. It comprises basement, ground, and 5 floors over fronting Tottenham Court Road and an annex to the rear linked to the main building at basement and ground floor level with a small gap between the two at first and second floor levels. Entrance into the building is via a door way to the side of the ground floor shop front.

The building is situated within the Charlotte Street Conservation Area and is currently undergoing extensive refurbishment.

The building immediately adjacent, (65 –67 Tottenham Court Road) is grade 11 listed.

## Relevant History

20/09/2006 (2006/3433/A) Display of an externally illuminated fascia sign, 2 x non-illuminated painted signs at first floor level and 2 x flag advertisements at roof parapet level. Part approve/part refuse

26/09/2006 (2006/3302/P) The installation of a new ground floor frontage and entrance to a place of worship (use class D1) Planning permission

18/09/2006 (2006/3377/P) Installation of new fire escape access door and air-conditioning plant with screening roof louvres to the rear; and a minor roof extension in connection with installation of passenger lift and stair enclosure to place of worship (Class D1) Planning permission

## 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.

Replacement UDP S1; S2; SD6; SD1C; B1; B3; B6; B7

Charlotte Street Conservation Area Statement

## Assessment

New fire escape required as a consequence of development of Whitfield Street site to rear:

8800483 26/10/1989 The erection of a building comprising basement ground and four upper floors for use of purposes within Class B1 Use and Class A1 Use of the Schedule of the Town & Country Planning (Use Classes) Order 1987 on the site of 34-42 Whitfield Street. Continued use of the first second and third floors of 10-16 Goodge Street and 30/32 Whitfield Street for office use. Works of alteration to the service yard at the rear of 10-16 Goodge Street on land at 34-42 Whitfield Street

Proposed:

A galvanised gantry would be installed at first floor level providing a means of evacuating the lower building to the rear via a new fire escape door installed to the rear of the taller building fronting Tottenham Court Road. Open grating, brackets and tubular handrails would all be galvanised. The gantry would match the fire escape that has been installed for the neighbouring property (No. 85 – 87 Tottenham Court Road). It would provide a safer environment for users of the building in line with policy B1 (b) that requires buildings to be safe to all, (internal works in progress, including the installation of a lift, will make the main building accessible to all). The application has been considered in the light of policy SD6. The gantry would be used for emergency evacuation only/ There would be no opportunities for overlooking residential properties, windows opening onto the fire escape for the neighbouring property, are to rooms in commercial use. New fire escape door to the rear first floor of the taller building acceptable.

A new pitched roof would be erected over an external staircase at ground floor level beneath the gantry proposed. This would hardly be visible and is considered acceptable. Basement windows facing the staircase would be infilled; also hardly visible and considered acceptable.

A small storeroom at second floor level to the rear/side of the lower building would be increased in side by 1.5m. The balcony that provides access to the room would be covered over; this would enable access to the store without needing to move outside the building. It would be a minor alteration that would only be visible from the rear of the taller building, and partially from the neighbouring commercial property. No amenity issues and no harm to appearance of the building.

All works proposed would not be visible from the public realm, no harm to appearance of the building or character and appearance of the conservation and would result in a safer and more comfortable use of the buildings.

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