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|--|----------------------------|--|-------------------------------------|----------------------------------|--------------|-------------------|-----------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b>              |              | <b>25/09/2006</b> |           |
| Members Briefing   |                            | N/A / attached   |                                     | <b>Consultation Expiry Date:</b> |              | <b>30/08/2006</b> |           |
| <b>Officer</b>   |                            |  |                                     | <b>Application Number(s)</b>     |              |                   |           |
| Gareth Wilson  |                            |  |                                     | 2006/3177/P                      |              |                   |           |
| <b>Application Address</b>   |                            |  |                                     | <b>Drawing Numbers</b>           |              |                   |           |
| 60 Charlotte Street<br>London<br>W1T 2NU   |                            |  |                                     | See Decision notice              |              |                   |           |
| <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>   |                            |  |                                     |                                  |              |                   |           |
| Amendments to planning permission dated 23rd September 2005 (ref:2005/2769/P) for alterations and refurbishment of existing office building including extensions at second and seventh floor levels and alterations to the buildings facade treatment, including details of replacement plant at roof level. |                            |  |                                     |                                  |              |                   |           |
| <b>Recommendation(s):</b>  |                            | <b>Grant Full Planning Permission</b>  |                                     |                                  |              |                   |           |
| <b>Application Type:</b>   |                            | <b>Full Planning Permission</b>  |                                     |                                  |              |                   |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | <b>Refer to Draft Decision Notice</b>  |                                     |                                  |              |                   |           |
| <b>Informatives:</b>   |                            |  |                                     |                                  |              |                   |           |
| <b>Consultations</b>   |                            |  |                                     |                                  |              |                   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. notified   | <b>110</b>                          | No. of responses                 | <b>3</b>     | No. of objections | <b>03</b> |
| <b>Summary of consultation responses:</b>  |                            | <p>Conservation Area Site notice. 3 letters of objection.</p> <p>2 Letters from neighbouring residents objecting to the extensions that would result in overlooking, loss of light, aspect, airflow, and noise of plant. <i>[The bulk and massing of the scheme is within that previously approved in September 2005. As such the impacts of the bulk and massing are not considered in this report. Plant noise is discussed in the main assessment section]</i></p> <p>1 letter objecting to noise of construction. <i>[Not within remit of planning Building Control issue]</i></p> |                                     |                                  |              |                   |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>  |                            | <p>Charlotte Street CAAC: Raise no objection</p> <p>City of Westminster: Raise no objection</p> <p>Charlotte Street Association: No response</p>   |                                     |                                  |              |                   |           |

## Site Description

A commercial office building with a 7 storey tower with roof plant at 8<sup>th</sup> storey that sits upon a two storey podium on a site that occupies 1332sq.m. of the perimeter block footprint formed by Whitfield Street, Scala Street, Tottenham Street, and Charlotte Street. The building has 4414sq.m. of office floor space.

The tower is twined with the 9 storey Scala House residential tower 6m to the E. The design of the building is post 1960 with brick, tile, exposed concrete, and glazing.

The application site is located in the Central London Area and within the Charlotte Street CA. It is also in the view corridor from Parliament Hill to Westminster. The building is not listed.

## Relevant History

**23/09/2005** ref:2005/2769/P **GRANTED** Alterations and refurbishment of existing office building including extensions at second and seventh floor level.

**Condition 1:** 5yr standard con'.

**Condition 2:** The details of the facing materials to be used on the building shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

**Condition 3:** This permission hereby granted does not include any installation of plant or machinery to the roof level or otherwise externally located. Full details for any scheme for installation of plant and machinery, including details of sound attenuation for any necessary plant, shall be submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.

**Condition 4:** The development shall not be occupied until details for the provision of at least 19 cycle parking spaces within the curtilage of the property with access to the street are agreed in writing with the Council. Thereafter the whole of the cycle parking provision shall be retained and used for no purpose other than for the parking of cycles of the occupiers and users of the development.

**12/09/1996** ref:2005/2769/P **GRANTED** External alterations to change existing render spandrel panel back to match the original mosaic finished panel and minor mosaic repairs to existing buttress structures, as shown on photograph of original facade.

## Relevant policies

### Relevant UDP Policies

S1 & S3: Sustainable development  
SD9C: Use of energy and resources  
B1: General Design Principles  
B3: Alterations and extensions  
B7: Conservation areas  
B9: Views  
SD6: Amenity for occupiers and neighbours  
SD7: Light, noise, and vibration pollutions  
SD8: Disturbance

Charlotte Street CA Statement

## Assessment

### The proposal

Amendments to planning permission dated 23rd September 2005 (ref:2005/2769/P) including:

1. Alterations to ground floor to second floor elevational treatment – bulk and massing remain the same as the extant scheme
2. New cladding to tower at levels 3-7
3. New roof enclosure and plant – bulk and massing remain the same as the extant scheme

The difference in floorspace increase on site between previously approved and current proposal is 5sq.m. (425sq.m. and 439sq.m. respectively). Officers consider the 1.1% difference negligible and no further assessment is undertaken in this report.

### Sustainability Assessment

The Rolfe Judd Cladding report states that the new design incorporates '*energy and water saving measures and building envelope has been designed to achieve a high level of thermal efficiency. The total building package will therefore be comparable with new building standards and capable of alignment with new Part L2 of the Building Regulations thus reducing carbon emissions*'. The Cundall Genesys Environmental BREEAM 2006 offices Pre Assessment Design & Procurement dated 19/08/2006 predicted the building to achieve a BREEAM value of 'Good' with the potential for the scheme to achieve a 'Very Good' rating once 5 outstanding credits identified items on the assessment are finalised (see email dated 19 September 2006 from Tineke Kolff of Rolfe-Judd planning consultancy). The Council will normally require a BREEAM rating of 'Very Good' for a proposal to be acceptable.

The existing permission already includes the works of extension and minor recladding scheme which would retain much of the existing cladding. The Rolfe Judd 'Cladding Report JCC/4195/C' states that existing single glazed windows and cladding panels are extremely thin with many components reaching the end of their design life and are outdated and inefficient. The existing building has not been assessed for BREEAM rating but is considered to likely 'significantly fail' the BREEAM assessment (see email dated 19 September 2006 from Tineke Kolff of Rolfe-Judd planning consultancy). Overall the scheme is likely to result in a considerable improvement in sustainability a tired underused building and is considered in line with policy SD9 in seeking to conserve energy and resources.

### Design Assessment

#### 1. Alterations to ground floor to second floor elevational treatment

The bulk and massing remain the same as the extant scheme – therefore the principle of the second floor extension is considered acceptable.

The proposed materials and detailing are considered a slight improvement with the somewhat fussy metal louver system of the extant scheme dispensed with in favour of cleaner lines and the use of pre-cast stone panels. This part of the proposal is therefore considered acceptable.

## **2. New cladding to tower at levels 3-7**

### Tottenham and Scala Streets

It is proposed to remove the existing windows, mosaics and spine walls on Tottenham and Scala Streets. These elements were retained in the extant scheme. The agent was warned in pre-application discussions that this would be inadvisable as they are considered existing features of the building that are worthy of retention.

This part of the scheme is considered highly regrettable, given the intrinsic value of the spine walls and mosaics to the existing building. Especially given the existence of similar mosaics on the tower on the Whitfield Street side of the podium, which is remaining unaltered.

It is proposed to replace the existing windows and mosaics with double glazed units and aluminium cladding spandrel panels. The loss of the mosaics and windows has been justified by the poor thermal performance of the existing building, and the improvement new cladding would bring.

On balance this part of the proposal is considered acceptable in terms of design only because the mosaics and spine wall are at 3<sup>rd</sup> floor level and above.

### Charlotte Street

It is proposed to render the part of the tower facing Charlotte Street. This is also considered regrettable as the existing brick helps the building relate to the predominately brick context. However its also consider the council could not sustain a refusal on this point alone. The proposed new glazed entrance is contemporary appearance in keeping with overall design of the scheme. The entrance and canopy is considered acceptable.

## **3. New roof enclosure and plant**

It is proposed to slightly amend the extant scheme in terms of roof enclosure and plant. The proposed building will be no taller or contain greater rooftop bulk than the extant scheme. The alterations are considered minor and therefore acceptable.

## **Proposed New Access Assessment**

The variation proposes a new main entrance access off Charlotte Street at the south end of the elevation. Submitted access statement states that the main entrance to the building would be via a revolving door and an adjacent single leaf door would provide wheelchair access. Both entrances would be level with the public pavement. However there is some concern over the details supplied in terms of large scale floor plans. Overall access details appear acceptable and whilst there is no objection in principle it is considered appropriate to condition approval to require submission of details of all new or altered access to assess full compliance.

## **Proposed New Plant Assessment**

The proposed plant at roof level within acoustic enclosure includes 9 condenser units and 2 extraction fans. The existing roof plant at 7<sup>th</sup> and 8<sup>th</sup> floor levels has been developed piecemeal, with several elements (such as two chimneys, a satellite dish and a/c units) outside the housing and visible from the surrounding streets and buildings. The rationalisation of equipment to within the new acoustic enclosure should improve acoustic amenity and reduce roof level visual clutter. Environmental Health officers have reviewed submitted acoustic report dated 13<sup>th</sup> September 2006 and raise no objection subject to any approval being conditioned with:

A. The specification of the Toilet extract fan to be submitted to the Pollution Team prior to commencement of use.

B. The condenser units must operate at night mode from 10pm to 7am as indicated in the acoustic report dated 13<sup>th</sup> of September 2006.

## **Recommendation**

On balance, the proposals are considered acceptable in terms of sustainability, design, conservation, and residential amenity.

**Suggested conditions:** See decision notice

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