

Delegated Report		Expiry Date:	22/04/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
British Film Institute 21 Stephen Street London W1T 1LN		i) 2013/7717/P ii) 2013/7719/A			
Proposal(s)					
i) Variation of condition 3 (approved drawings) of planning permission granted on 04/02/2013 (ref: 2012/6246/P for the alteration to facade at ground floor level to front and rear including new windows/doors, canopy and louvres to front and new windows/doors to offices.), for amendments to include new full height folding glazing, relocation of swing entrance doors, installation of smoke outlet panels, shortened canopy all at ground floor level to Stephen Street elevation.					
ii) Display of 3 internally illuminated fascia signs to Stephen Street elevation					
Recommendation(s):		i) Grant variation of condition ii) Grant advertisement consent			
Application Type:		i) Variation of condition ii) Advertisement consent			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	6/3/14	27/3/14	Site notice	28/2/14	21/3/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	26/2/14	19/3/14	10	1	
Consultation responses (including CAACs):	Bloomsbury CAAC – no objection				
Site Description					
The application site relates to a six storey building on the north side of Stephen Street, between Tottenham Court Road and Gresse Street. The subject building was built in the 1950's. It is concrete framed and clad in brick featuring a projecting element at first and upper floors which is mainly glazed and broken up by spandrel panels.					
The application site is within Charlotte Street Conservation Area but is not listed as making a positive contribution to the character and appearance of the conservation area.					
The building is currently occupied by the British Film Institute (BFI).					

Relevant History

2012/6246/P: Alteration to facade at ground floor level to front and rear including new windows/doors, canopy and louvres to front and new windows/doors, platform lift, entrance stairs to rear, installation of new bike shed, creation of terrace with planters and canopy at rear raised ground level all in connection with existing offices (Class B1a). Granted 04/02/2013

2012/6649/P: Use of part of ground floor as a restaurant and cafe (Class A3) and installation of a kitchen extract and plant at rear first floor level. Granted 22/03/2013

2001/2059/P: Minor alterations to provide sliding doors to existing office building. Granted 01/07/2004

PSX0204120: Erection of 2.4 metre high fencing and gates to secure the use of two bicycle storage sheds. Granted 07/05/2002

9401792: The erection of a ground floor rear extension for office use. Granted 06/01/1995

8601653: Alterations for the British Film Institute involving:- (1)Change of use of the basement from storage to viewing theatres and storage.(2)Change of use of the ground floor from showroom/offices to a library for the British Film Institute.(3)Erection of a ground floor rear extension for goods despatch/collection and post room for the British Film Institute.(4)Erection of extensions at roof level for nitrate film store and viewing cubicles.(5)The installation of air conditioning plant on the roof and associated ductwork to be screened by cream coloured aluminium panels at the rear. Granted 29/01/1987

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Charlotte Street Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought for the following minor amendments to planning permission ref 2012/6246/P:

1. Smoke vent louvres removed and folding glazing now full height.
2. Swing entrance doors moved along one bay.
3. Second set of new swing entrance doors replaced with auto sliding doors.
4. Smoke outlet panels to replace existing pavement lights on Stephen Street
5. Canopy shortened.
6. Swing lights (4) to terrace facing Stephen Mews and (6) to Stephen Street elevation

Advertisement consent is sought for the display of 3 internally illuminated fascia signs on the Stephen Street elevation. The signs would be located on both ends of the entrance canopy as well as over the centre of the canopy. The signs at either end (BFI) would measure 0.4m by 1m and the central sign (Film Forever) would measure 0.6m by 5m. The signs would be white acrylic with stainless steel returns and LED internal illumination.

The drawings also show a vinyl sign attached to the inside face of the glass on the Stephen Street elevation. This sign would have deemed consent by virtue of Class 12 of the Advertisement Regulations 2007 and therefore has not been considered in this application. An informative would be added to the decision confirming this point.

Assessment:

Design: The reduction in the size of the canopy is welcomed and would appropriately signal the building entrance. The folding glazing would serve the restaurant / café use permitted 22/03/2013 (ref: 2012/6649/P). As such the folding glazing would positively contribute to the vitality and vibrancy of Stephen Street. Whilst Camden Planning Guidance (paragraph 7.12) indicates that folding shopfronts are not generally acceptable, given the specific context, a modern office building, the ground floor is not part of shopping frontage, and the surrounding area is predominantly offices rather than residential, the full height folding glazing is considered acceptable.

The replacement of the swing entrance doors (below the canopy) with sliding doors would not significantly alter the appearance of the host property. Likewise, the relocation of the swing doors to the neighbouring bay would not have a significant impact. The size and location of the swing lights is considered acceptable. The alterations are minor in nature and would be sympathetic to the host property. The proposed alterations would preserve the character and appearance of the conservation area.

The position, size, materials and method of illumination of the signs are all considered appropriate.

Public safety: The signs would not affect public safety.

Recommendation: Grant variation of condition and advertisement consent

