

RL/JD/P5870
31 March 2015

Planning - Development Control
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

For the attention of Mr Gideon Whittingham

Dear Sirs

Planning (Listed Buildings and Conservation Areas) Act 1990
St. Martins House, 65-75 Monmouth Street, London, WC2H 9DG
Listed building consent for internal and external alterations to existing building.

Planning Portal Ref. PP-04091534

On behalf of our client, Shaftesbury Convent Garden Limited, we write in support of a listed building application seeking permission for internal and external alterations at St. Martins House, 65-75 Monmouth Street.

We confirm that the application has been submitted electronically online via the Planning Portal, along with copies of the following documents:

- Existing Drawings, as prepared by Fresson and Tee;
- Consented and Proposed Drawings, as prepared by architects Morrow and Lorraine;
- Design, Heritage and Access Statement, prepared by Rolfe Judd Planning;
- Planning Application Forms, prepared by Rolfe Judd Planning; And
- Completed Community Infrastructure Levy (CIL) Questions

Context to the Application

On 28th July 2014, a planning and listed building application (ref. 2014/4870/P and 2014/5224/L) was submitted to Camden Council for the following proposal with associated listed building works;

"Change of use of part second, part third and fourth floors from office (Class B1) to 4 self-contained flats (3 x 1-bed, 1 x 2-bed) (Class C3); change of use of part basement, part ground and part first floors from retail (Class A1) and office (Class B1) use to retail (Class A1); change of use from office entrance (Class B1) at ground floor (No.69 Monmouth Street) to create new retail (Class A1) unit and frontage; external alterations to Shelton Street to

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create new residential and office entrance; and associated internal alterations to include repositioning of existing lift and stairs and refurbishment works and plant".

Having worked extensively with the Council to achieve an acceptable scheme, both listed building and planning applications went to Camden's Development Control Committee on 22nd January 2015. Members at committee approved the listed building application and also the planning application subject to the agreement of a section106 legal agreement. We confirm that the applicant's solicitors, Hogan Lovells, are currently in negotiation with the Council's legal team and hope to have the section 106 legal agreement completed shortly.

However, since the granting of consents at Committee, structural engineers Frank and Lewin have determined that due to the existing structure of the building certain amendments are required to the layout. . As noted by Frank and Lewin within their accompanying letter, it states that following the redevelopment of the building in 1989, the existing stair core and basement floor slab were constructed from thick reinforced concrete, which unknown previously, has substantial structural implications to the stability of the building. As a result, the consented proposals (eg. moving the stair core and lift) would not be practical unless substantial mitigation and bracing measures were installed which would seriously impact upon the project's cost and build programme.

Therefore as a result, a number of changes, albeit minor, have been proposed which now accommodates the existing stair core and basement structure.

We confirm that an accompanying section 96A application (non-material amendment) will be submitted shortly upon the completion of section106 legal agreement to amend 2014/4870/P.

Site Location and Description

St Martin's House is located on a prominent corner leading into Seven Dials, with a dual frontage along Monmouth Street and Shelton Street. The building comprises a mixture of retail (Class A1) uses at basement and ground floor levels with office (Class B1) accommodation on the first, second, third and fourth floor levels.

St Martin's House is a Grade II Listed building located within the Seven Dials (Covent Garden) Conservation Area. English Heritage describes the historic and architectural features of the building as;

"Row of 4 terraced houses with later shops. Probably early C18, altered mid C19, restored and altered 1978-85 by Terry Farrell as part of his Comyn Ching triangle refurbishment and restoration. Yellow stock brick, nos 69 & 71 being tuck pointed. 4 storeys and basements, no 69 with an attic & dormer. Shopfronts restored or renewed as part of Farrell scheme. Gauged brick segmental arches to recessed sash windows. Parapet. Rear elevations renewed as part of Farrell scheme. INTERIORS: not inspected".

As noted above, between 1975 and 1990 significant works were undertaken to St. Martins House including those the adjacent buildings along Monmouth Street and Shelton Street to form a new complex known as the Comyn Ching triangle refurbishment. As part of these works, much of the historic fabric was removed from the building, with the retention of existing historic facades fronting Monmouth and Shelton Street only. Much of this work is believed to have been undertaken under planning permission ref. 8800358 dated 3rd August 1989.

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The Proposal

This listed building application seeks to agree internal and external alterations. As previously noted the principle of the internal changes to the building have already been consented under permission ref. 2014/5224/L. However it is noted it is not possible to amend a listed building consent therefore we are applying for a new consent for the listed building works and an application via s.96a will be submitted to amend the planning permission.

We confirm that the changes are minimal in light of the necessary structural implications identified by engineers Franks and Lewin and represent nothing more than the simple reconfiguration of internal layouts between the existing and consented schemes.

Please find attached for your review a compressive document, as prepared by architects Morrow and Lorraine, which outlines clearly the proposed works. We confirm that in summary the proposed works will include;

Internal Works:

- Retention of existing stair core to rear of St. Martins House at ground, first, second, third and fourth due to structural implications. The lift core position will be rotated and slightly amended to secure a suitable lift upgrade and compliance with building and fire regulations.
- Termination of lift at ground floor (as existing) rather than at basement level (as consented) due to structural implications with the existing concrete basement slab.
- Provision of new platform lift to provide level access into St. Martins House and across all ground and upper floor levels.
- Provision of new ground to basement stairs lift with improved access and provision of new guide rail for cyclists.
- Simple rotation of residential stairs towards front apex at ground, first, second and third floors to optimise residential layouts.
- Simple reconfiguration of retail (SU1) stairs to basement, ground and first floor to optimise retail floor space.
- The internal reconfiguration to both retail units SU1 and SU2 to optimise floor space and efficient layout for prospective tenants.
- The reconfiguration of office WC facilities at first, second and third floors.
- Significant improvements to fourth floor residential layout to provide optimised living space, while retaining unit mix and floor areas.

External Works:

- Reconfiguration and removal of existing dormant roof level ducts and vents with creation of new 'sunken' pit for future roof level maintenance works, provision of safe access to lift over-run and provision of smoke vents as required by fire regulations (previously not accredited for).
- Re-use of existing external door fronting Shelton Street to provide level access to new internal platform lift.
- Provision of new smoke vent within existing stall riser panel to comply with fire regulations. We confirm that the panel will be altered but will remain visually imperceptible from the existing design. The smoke vents will open automatically in the event of a fire only. No mechanisms will be visible.

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- Provision of new smoke vent from existing sash window at second floor to comply with fire regulations. We confirm that the sash window will be altered but will remain visually imperceptible from the existing design. The smoke vents will open automatically in the event of a fire only. No mechanisms will be visible.

We confirm that all floor areas will remain largely unchanged, however a comparative floor schedule has been included within the submission documents.

Please refer to the submitted drawings numbered;

- Existing drawings (Fresson and Tee): 20321-01; 20321-02; 20321-03; 20321-04; 20321-05; 20321-06; 20321-07 20321-08; 20321-09; 20321-10; 20321-11; and 20321-12.
- Consented drawings (Morrow & Lorraine): 00_001; 00_100; 00_001; 00_101; 00_102; 00_103; 00_104; 00_105; 00_106; 00_200; 00_201; 00_300; and 00_301.
- Proposed drawings (Morrow & Lorraine): 00_110; 00_111; 00_112; 00_113; 00_114; 00_115; 00_116; 00_210; 00_211; 00_310; 00_311; and 00_312.

Design, Heritage and Access Statement

Please refer to the submitted design, heritage and access statement which provides a simple assessment of the proposed design implications upon the listed building.

Planning Policy Considerations

The principle of the proposed works has, we consider, already been supported under applications ref. 2014/4870/P and 2014/5224/L. It has been acknowledge by officers that the building was substantially rebuilt behind the retained facades of Monmouth and Shelton Street; therefore the "significance of the buildings solely lies in their external character and appearance setting as part of the wider terraces/streetscene". We confirm that those works located externally will be visually imperceptible from the appearance of the existing facades.

We confirm that the majority of works are internal, however minor external alterations have been considered necessary in order to optimise the consented scheme, but also importantly comply with the necessary building and fire regulations. The extent of those changes include principally the reduction in the height of an existing door step, the provision of two smoke vents which have no impact upon the existing appearance of building's façade and the provision of a sunken pit which provides easier access and maintenance to the roof, the lift overrun and necessary smoke vents. The existing pit essentially already exists within the roof loft, therefore the proposal seeks the removal of the existing flat leaded roof to provide safer, more convenient access. The sunken pit will not be viable from any public view.

Having further assessed the roof and associated structures, further amendments seek to remove all dormant vents and louvres which currently provides for a dysfunctional roofscape. The roof would be sensitively retiled to match the existing.

The proposed external works are considered to be non-material and sensitively considered so not to cause any impact upon the external character, quality or integrity of the listed building. We therefore consider that the proposed revised scheme would preserve and enhance the special interest of the Grade II Listed building as well as the character and appearance of the conservation area in

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compliance with policies Local Policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

Having regard to the proposed alterations and their impact upon existing and consented land uses, simple yet effective improvements have been provided which optimises the consented scheme; allowing for more efficient layouts to benefit future tenants and occupants of the building.

The changes to the fourth floor residential layout proposes a better quality living accommodation and more efficient floor plan for future occupants, whilst retaining the consented unit mix and floor areas. This we consider to be supportive of Local Policy CS6 (Providing quality homes), ensuring the highest quality of residential accommodation is provided within the Borough and remain in compliance of Lifetime Homes Standards.

Further amendments within the commercial elements of the building at basement, ground, first, second and third floor provides an optimised and efficient layout for prospective tenants. The reconfigured staircase to both retail units SU1 and SU2 allows for a minor increase, while importantly providing a layout which is rationalised for future shop fit outs. This we consider is also supportive of Local Policy CS7 (Promoting Camden's centres and shops). Furthermore, an efficient alternative proposal has been considered which provides toilet facilities neatly behind the lift and stair core so to retain an attractive layout for future tenants.

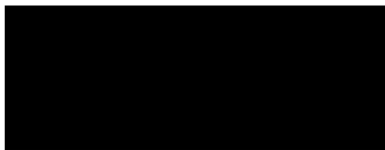
Summary and Conclusion

The proposed amendments seek to improve on the recently consented scheme and do not impact upon the special character or remaining historic fabric of the building.

We confirm that an application under s.96A of the Town and Country Planning Act will be submitted shortly to amend the planning permission once the section 106 legal agreement has been completed. We confirm that those changes will be identical to those presented as part of this listed building application.

We trust you will find the submitted information sufficient to validate our client's application and we look forward to a swift and positive outcome. Should you require any further details, please do not hesitate to contact the undersigned.

Yours faithfully



PP

Rupert Litherland
Rolfe Judd Planning Limited