

CB/RL/P5870
2nd October 2015

London Borough of Camden
Development Management
Regeneration and Planning
Judd Street
London
WC1H 8ND

Planning Portal Ref: PP-04538319

Dear Sir/Madam

St Martins House, 65-75 Monmouth Street, London, WC2H 9DJ
Planning and listed building consent for the removal and replacement of existing projecting windows and installation of Juliette balconies to the apex of St. Martins House, and alterations to the existing office entrance fronting Shelton Street.

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit a full planning and listed building application for external alterations to the elevation of St. Martins House which include the installation of new window units with Juliette balconies and a new office entrance along Shelton Street. Electronic copies of all application documents have been submitted online via the Planning Portal.

In order to assist with your consideration the following information has been submitted online via the Planning Portal:

- Application Form
- Site Location Plan
- Design, Heritage & Access Statement, prepared by Morrow + Lorraine
- Existing and Proposed Drawings, prepared by Morrow + Lorraine
- Completed CIL Form

1. Site Description and Location

The application site comprises a number of individual properties numbered 65-75 Monmouth Street and 1, 3, 5 Shelton Street, which collectively are known as St Martin's House. The application site forms an irregular wedge shape to top end of Upper St. Martins Lane. The property is a prominent corner building leading into Seven Dials, with a dual frontage along Monmouth Street and Shelton Street. The property currently comprises a mixture of retail (Class A1) uses at ground and basement floors with office (Class B1) accommodation on the upper four floors. Access to the upper floor

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offices is via the office reception area within 69 Monmouth Street or 5 Shelton Street.

The property is located within Seven Dials Conservation Area, the Central London Activity Area and 65-71 Monmouth Street, which forms part of St Martin's House, is Grade II Listed. The remainder of St. Martins House, 73-75 Monmouth Street and 1, 3, 5 Shelton Street are not listed and form part of a 1980's complete redeveloped site by Terry Farrell. No original fabric or historic architectural features of importance remain within St. Martins House.

2. Planning History and Context to the Application

On 12th May 2015, planning and listed building consent (ref. 2014/4870/P & 2014/5224/L) was approved by the Council for:

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

Subsequently an application for a non-material amendment (ref. 2015/2738/P & 2015/1991/L) was approved on 7th July 2015 which sought the following:

"Amendment (relating to the reconfiguration of roof form and associated plant, alteration of shopfront, access and fenestration) to planning permission ref 2014/4870/P granted on 12/05/2015 (for the change of use of building to provide office (Class B1), residential (Class C3) and retail uses (Class A1) and associated elevational and internal alterations)".

We also note for relevance that minor works were previously consented on 8th August 2012 to upgrade the existing ground floor apex entrance fronting Upper St. Martins Lane (2012/2909/P).

Planning permission was also granted on 13th June 2011 for the replacement of a louvered door with glazed fan lights to the existing shop unit at 9 Shelton Street (2011/1998/P).

3. The Application Proposal

As part of the wider refurbishment of the building, the applicant seeks a number of external alterations to contribute the building's upgrade along Monmouth and Shelton Street. These works are all external and considered to be minor in scale and nature.

The application can be split into two main elements; (i) those works to the apex protecting windows and ground floor entrance fronting Upper St. Martins Lane and (ii) the new office entrance proposed along Shelton Street.

(i) Upper St Martins Lane Elevation:

The existing projecting apex windows fronting Upper St Martins Lane will be replaced with a series of flat window units comprising of internally opening doors and Juliette balconies. The existing projecting windows which formed part of the original post-modern redesign of St. Martins House are not in keeping with the context or character of the building, nor the surrounding streetscape. The fourth floor projecting windows form an open balcony with recessed doors and a large concrete

canopy which currently dominates a poorly utilised space. At street level, the existing entrance appears compressed and uninviting– lacking prominence and invitation for future retailers of the basement and ground floor. This application therefore seeks planning and listed building consent for the following works:

- The removal of the existing concrete projecting canopy at roof level and reinstatement of the existing coping and historic lead flashing, thereby creating a simpler and neater elevation.
- The removal of the existing projecting windows and existing balcony and replacement with new black Crittall glazed windows on each floor including with a Juliette balcony and metal planter.
- A new black Crittall glazed window and door into the ground floor retail unit fronting Upper St. Martins Lane and increased overall height to allow the potential of future signage (subject to separate advertisement consent).

(ii) Shelton Street Elevation:

The replacement and installation of a new office entrance fronting Shelton Street. The existing blue timber double doors and single white door on Shelton Street will be carefully removed and replaced with new clear glazed doors to create a new commercial entrance within the existing historic pilaster confinements which presents itself within the elevation as the main commercial entrance to St. Martins House. This application therefore seeks planning and listed building consent for the following works:

- Replace the existing sets of doors with a new open, glazed Crittall door system which allow good presence and sightlines into the commercial entrance.
- To provide level access, the existing steps to the single door will be carefully cut out. Both doors will be replaced, the single door with a taller leaf to suit the DDA access.
- The external door surround and entrance will be made good and painted black. None of the existing moulding or high level cornicing detail will be removed.

For further details, please refer to the existing and proposed drawings and associated Design Heritage and Access Statement submitted with this application.

4. Planning Policy Considerations

The proposed alterations have taken full account of the design policies set out in the Core Strategy and the Saved UDP policies. It is considered that the works proposed are considered acceptable and in accordance with Core Strategy Policy CS14 (Promoting High Quality places and Conserving Our Heritage) and DP24 (Securing High Quality Design) which relate to the overall refurbishment of the property.

The proposal has also taken careful consideration of Camden's planning guidance, comments received from officers during the previous applications and example design details pertained within the Seven Dials Renaissance Study.

The Seven Dials Conservation Area Statement sets out an approach to design and development within the area, stating in point SD2 that *'the Conservation Area has a long history of development which is demonstrated in the variety of styles which are juxtaposed within it. The last twenty years has seen the development of a successful combination of refurbishment and modern design, reflecting the dynamic changing character of the area, located in a unique historic context. Appropriate design for the Conservation Area can reflect both the historic and the modern context and both traditional and contemporary materials may be appropriate'*.

Policy DP25 reiterates these points in the Development Policies Document. All changes that have been proposed are sympathetic to the listed building and the conservation area as a whole. All alterations proposed will preserve and enhance upon the existing building's features, especially the removal of the top floor balcony and divisive projecting windows which offer limited design benefits or functional internal use within the building. The proposed office entrance upgrade sees the removal of a modern timber shopfront and installation of a contemporary high quality and durable entrance which represents the buildings main commercial entrance. The new entrance is hoped to present a new visual stimulation along Shelton Street and increase its importance within the surrounding area.

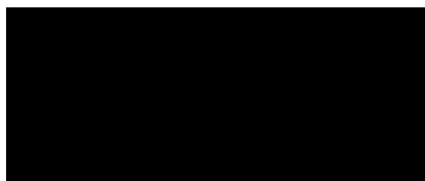
The Design, Heritage and Access Statement accompanying this application provides a photographic schedule with precedents for planters, glazing sub-division, Critall Windows and Juliette balconies in the conservation area – exemplifying the inclusive designs and materials in this application.

5. Summary and Conclusion

This application seeks permission for the removal and installation of new window units and Juliette balconies, including a new office entrance along Shelton Street. The proposal will complement the historic quality and characteristics of the building through the use of high quality materials and inclusive design which has taken full account of both the listed building and conservation area status.

We trust the council has sufficient information to validate this application. However should you require any further information or wish to have a site visit please do not hesitate to contact the undersigned.

Yours faithfully



Chris Brown
Rolfe Judd Planning