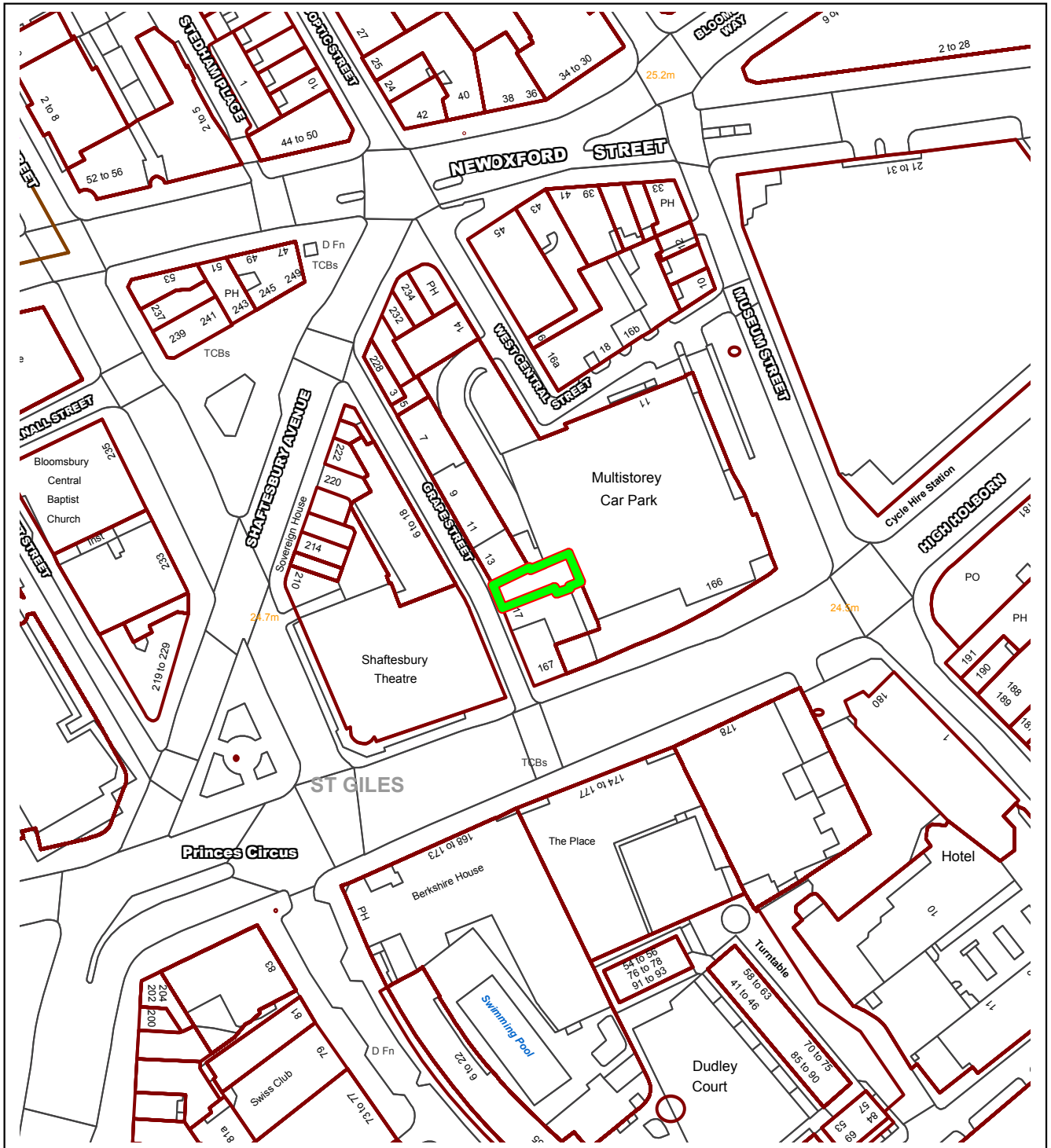


15 Grape Street, London, WC2H 8DR – 2015/4205/P



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Photos



1. View of front of building



2. View of street scene



3. View of roof line

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/09/2015
		N/A / attached	Consultation Expiry Date:	30/10/2015
Officer			Application Number(s)	
Kate Phillips			2015/4205/P	
Application Address			Drawing Numbers	
15 Grape Street London WC2H 8DR			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Roof extension to provide additional office space (Class B1a)				
Recommendation(s):		Grant subject to a Section 106 legal agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>In response to the original set of plans the following responses were received:</p> <p>The owner/occupier of Flat 3, Queen Alexander Mansions, Grape Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Impact on adjacent listed buildings • Impact on street scene along Grape Street • Unclear whether there will be sufficient lighting and ventilation • Difficult access from Grape Street • Disturbance during the construction period, particularly in combination with works at Shaftesbury Theatre and Nos. 9-13 Grape Street <p>The owner/occupier of 3a King Edward Mansions, Grape Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Impact on Nos. 9-13 Grape Street • Flat roof previously provided a means of escape for Nos. 9-13 Grape Street • New windows will not be in keeping with existing windows • Concerns about potential number of staff • Rainwater pipe not shown on plans <p>A representative from Shaftesbury Theatre has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Will harm the balance of residential, business and leisure premises in the area • Concerns about potential number of staff • Concerns about waste management • Will hinder the economic growth and viability of theatre • Overlooking into dressing rooms and offices in the theatre • Visual Impact of new roof <p>No comments were received in response to the revised plans.</p> <p>Officer comment:</p> <p>The revised plans have addressed many of the conservation/design issues. The impact is fully assessed in section 2 of the report below.</p> <p>The proposal would only provide an additional 65sqm of Class B1a office space and therefore the impact from additional staff numbers would not be significant enough to warrant a refusal of the application on this basis, particularly because the application site is within a growth area, wherein the Council is seeking to encouraging growth.</p> <p>This permission is subject to a legal agreement to secure a Construction Management Plan.</p> <p>The fact the flat roof above No. 15 Grape Street previously provided a means of escape for Nos. 9-13 is not a planning consideration and is a matter for discussion between the separate land owners. Nevertheless, if and when the extant planning permission for Nos. 9-13 is implemented, the roof of No. 15 will not be used as a means of escape.</p> <p>Although the rainwater pipe on the front elevation of the building is not shown on the plans, this does not affect the planning application.</p>					
<ul style="list-style-type: none"> • Covent Garden Community 	In response to the original set of plans the following comments were received:					

Association	<ul style="list-style-type: none"> • The new windows are described as bronze coloured metal framed windows to match existing. However, only the ground floor windows at the front elevation are metal framed. The timber window panes on the floors above ground level are painted white, in keeping with the rest of the windows all along Grape St. • The glass treatment should also match existing and be in keeping with the rest of the street. • A rainwater pipe on the front elevation of 15 Grape St does not appear on the plans • The flat roof at 15 Grape St has previously provided a means of escape for occupants of 9-13 Grape St. • Air-conditioning units must be turned on only during business hours to protect residential amenity. • The proposals for this Unlisted Building of Merit must be considered with how any changes will affect the character of the entire streetscape. <p>No comments were received in response to the revised plans.</p> <p>Officer comment:</p> <p>The revised plans have addressed many of the conservation/design issues. The impact is fully assessed in section 2 of the report below.</p>
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Site Description

No. 15 Grape Street is a four storey building with a basement on the eastern side of Grape Street. The building is faced with red brick and terracotta stone.

Immediately to the rear (east) of the application site is a multi-storey car park (on West Central Street). To the south, Grape Street meets the junction of High Holborn; to the north, it meets the junction of Shaftesbury Avenue.

All of the buildings on the western side of Grape Street are Grade II listed, including Shaftesbury Theatre, which is on the corner of Grape Street and High Holborn. On the eastern side of the road, Nos. 3, 5 and 7 Grape Street are also Grade II listed and so is No. 228 Shaftesbury Avenue.

The application site is within the Bloomsbury Conservation Area and the Conservation Area Appraisal and Management Strategy identifies No. 15 as making a positive contribution to the conservation area. The application site is also located in the Central London Area and the Tottenham Court Road Growth Area.

Relevant History

15 Grape Street

None

Nos. 9-13 Grape Street

2015/0695/P - Erection of roof extension and change of use from office and photographic studios (Class B1), gymnasium (Class D2) and gallery (Class D1) to Class B1 at basement level and Class B1/A1 at ground floor level with 6 x residential units on part ground and upper floors (Class C3) and associated works - Granted Subject to a Section 106 Legal Agreement 31/03/2015.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS2 Growth areas

CS5 Managing the impact of growth and development

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage
CS18 Dealing with our waste and encouraging recycling

DP1 Location and management of Camden's growth
DP13 Employment sites and premises
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)
CPG5 Town Centres, Retail & Employment (September 2013)
CPG6 Amenity (2011)
CPG7 Transport (2011)
CPG8 Planning Obligations (2015)

Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

1. Proposal:

1.1 This application seeks planning permission for a roof extension to provide 65sqm of additional office space (Class B1a).

1.2 The proposed roof extension would feature a sloping roof at the front (to match the new sloping roof at Nos. 9-13 Grape Street, approved pursuant to planning permission reference 2015/0695/P); however, unlike the proposal at Nos. 9-13, the roof extension at No. 15 would feature a flat roof and vertical rear elevation (the existing rear elevation would be built upwards).

1.3 A new, 4th floor window would be inserted into the southern elevation. The plans indicate that this window would serve a WC and would be obscurely glazed.

2. The principle of development:

2.1 The proposal would provide an additional 65sqm of Class B1a office space. The application site is within the Tottenham Court Road Growth Area, wherein the Council is seeking to promote growth, in line with Policies CS1 and CS2 of the Core Strategy. The principle of development is therefore considered to be acceptable, subject to the detailed considerations below.

3. Impact on the Bloomsbury Conservation Area and the nearby listed buildings

3.1 The application site is within the Bloomsbury Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990. Furthermore, a number of the nearby buildings are listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990, to have special regard to the desirability of preserving the setting of those listed buildings.

3.2 CPG1 Design notes that additional storeys or roof alterations are only likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings, and where continuing the pattern of development would help to re-unite a group of buildings and townscape. Furthermore, the alterations must be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3.3 The neighbouring property to the south, No. 17 Grape Street, has not been altered at the roof level. However, there is an extant planning permission at Nos. 9-13 Grape Street (2015/0695/P) to replace the existing low pitched roofs and roof-level plant with a new roof form that would appear as a flat topped mansard roof from the front (with a sloping lower roof slope and a shallow pitched upper roof slope) and a vertical rear elevation.

3.4 The plans have been amended during the course of this application so that the front of the proposed roof extension at No. 15 would match the approved roof form at Nos. 9-13, although the roof at No. 15 would be approximately 0.5 metres lower in height and it would feature a flat roof instead of a traditional mansard form. The roof extension at No. 15 would also extend further back than the new roof form at Nos. 9-13, because No. 15 has a deeper footprint.

3.5 The proposal to replicate the approved roof form at Nos. 9-13 Grape Street is welcomed because the proposal would serve to re-unite the group of buildings as viewed from the front. Furthermore, it is considered that the roof extension would be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3.6 It is worth noting that, when granting permission at Nos. 9-13 it was specifically acknowledged that public views of the building would not significantly change. This is due to the height of the buildings, the narrowness of the street and the sloping front elevation of the roof extension. The proposed roof extension to No. 15 is unlikely to be visible from the street level and it would only be glimpsed in long-range views of the building along Grape Street, which would be the case regardless of whether the extant permission at Nos. 9-13 is implemented.

3.7 The fenestration on the roof extension would relate well to the approved works at Nos. 9-13 and the new openings would align with existing openings on the lower floors of the host building, which represents good design.

3.8 The rear part of the roof extension may be glimpsed in views from West Central Street (to the east), although currently views are mostly blocked by the multi-storey car park. The fact the roof extension at No. 15 would extend further back than the approved roof form at Nos. 9-13 is considered to be acceptable because the buildings have different footprints and are not viewed as part of the same group when viewed from the rear. Furthermore the rear elevations of buildings on Grape Street, insofar as they are visible, already have a mixed character, which the proposal would not significantly alter.

3.9 Overall, it is not considered that the proposal would cause harm to the Bloomsbury Conservation Area and neither is it considered that the proposal would cause harm to the setting of any nearby Grade II listed buildings.

4. Impact on the residential amenity of nearby and neighbouring residential properties / adjacent land uses

4.1 The application site backs onto a multi-storey car-park (to the east) and is opposite Shaftesbury Theatre (to the west). Planning permission has been granted for a roof extension and a change of use to residential at the upper floors of Nos. 9-13 Grape Street (to the north) and No. 17 Grape Street (to the south) is currently in office use.

4.2 It is not considered that the proposal would cause undue harm to any nearby residential properties in terms of visual privacy and overlooking; overshadowing and outlook; or sunlight and daylight. The proposed roof extension would extend further back than the new roof extension at Nos. 9-13; however, there are no windows on the rear elevation of Nos. 9-13 and therefore the rear projection would not be visible from this building or cause any undue overshadowing to rooms within the building.

4.2 Concern has been raised about the potential number of additional employees at the building; however the proposal would only add 65sqm of floor space to the building, which is not considered to be significant, particularly because the application site is within the Tottenham Court Road Growth Area, which is an area already largely characterised by offices.

4.3 Concern has also been raised about overlooking into the dressing rooms and offices in Shaftesbury Theatre; however, the new front facing windows in the roof extension would be in the sloping roof and would face upwards towards the sky rather than directly towards the theatre. In any event, this is not considered to represent a reasonable reason for refusal.

4.4 Concern has been raised about disturbance during the construction period. Policy DP20 states that Construction Management Plans (CMP) should be secured to demonstrate how development will minimise impacts from the movement of goods and materials during the construction process. Given the nature of the application site, this permission is subject to a legal agreement to secure a CMP.

5. Transport considerations

5.1 The application site is located on a narrow, one-way street and there is concern that construction traffic could create congestion in the local area or cause harm to public safety. As noted above, this permission is subject to a legal agreement to secure a CMP.

5.2 Policy DP21 notes that the Council will expect works affecting public highways to repair any construction damage and the legal agreement will also secure a contribution towards repairing the footway directly adjacent to the site if it becomes damaged.

Recommendation: Grant subject to a Section 106 legal agreement.

DISCLAIMER: Decision route to be decided by nominated members on *Monday 9th November 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'

HK ARCHITECTS
110 Station Road
Barnet
EN5 1QAApplication Ref: **2015/4205/P**

04 November 2015

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:
15 Grape Street
London
WC2H 8DRProposal:
Roof extension to provide additional office space (Class B1a)

Drawing Nos: Site Location Plan at 1:1250; P.01; P.02A.

DECISION
The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; P.01; P.02A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION