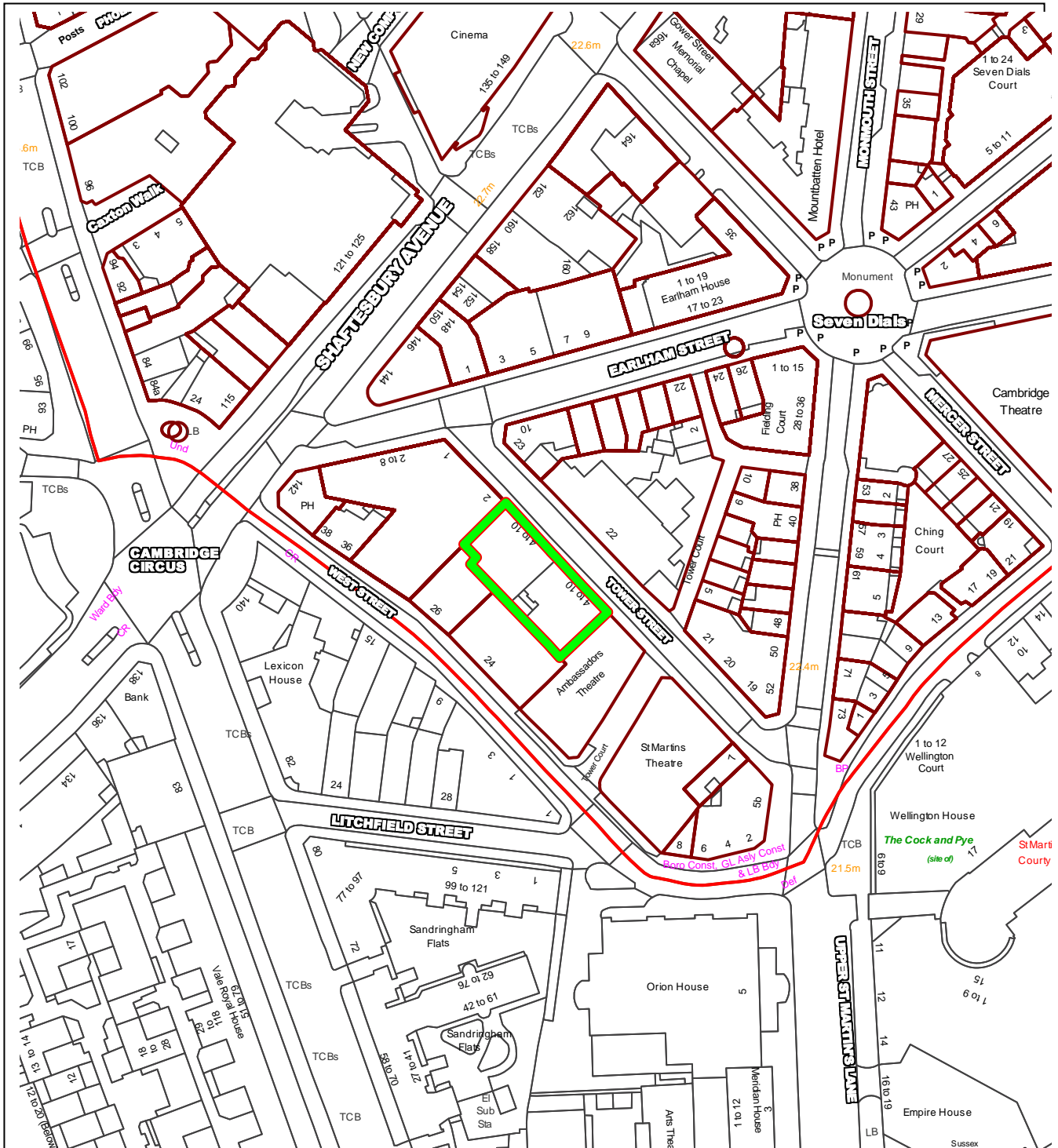


# 4-10 Tower Street

2015/5148/P & 2015/5408/A



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2015/5148/P & 2015/5408/A – 4 -10 Tower Street



1. Entrance to residential floors at upper levels



2. View of the existing shopfront



3. Close up of the shopfront and proposed position of the three wall lights



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/11/2015</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>22/10/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				1. 2015/5148/P 2. 2015/5408/A			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4-10 Tower Street London WC2H 9NP				See draft decision notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposals</b>							
1. Installation of replacement shopfront 2. Display of bronze fascia sign, 3x plaques and 7x projecting signs							
<b>Recommendation(s):</b>		1. Grant Planning Permission subject to conditions 2. Grant Advertisement Consent subject to conditions					
<b>Application Type:</b>		Full Planning Permission Advertisement Consent					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>44</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice: 30/09/2015 – 21/10/2015  Press notice:01/10/2015 – 22/10/2015</p> <p>One comment was received as follows:</p> <ul style="list-style-type: none"> <li>• Will the proposed shopfront be recessed and back from the street frontage of the current entrance. ( see para 3.1)</li> <li>• The lighting looks fairly discrete; it must be ensured there will be no up lighting.</li> </ul>					
<b>Covent Garden Community Association comments:</b>	<p>Object as follows:</p> <ul style="list-style-type: none"> <li>• CGCA objects to the proposed front recess which is not in line with CPG 1 Design 7.12</li> <li>• Recessed shopfront would encourage anti-social behaviour ( see para 3.1)</li> <li>• Proposed planters would result in additional anti-social behaviour</li> <li>• Might encourage rough sleepers (noted)</li> <li>• Lighting to the signage should be required to be turned off outside of business hours to protect residential amenity. (see para 4.1)</li> <li>• Lighting should be directed away from neighbouring properties in order to avoid light spillage. ( see para 4.1)</li> </ul>					

## Site Description

The application site is a four-storey (plus basement), mid terrace property on the western side of Tower Street. Tower street connects Earlham Street and Upper St Martin's Lane. The ground floor unit has recent permission for the ground floor to be used as retail (A1) and /or retail/leisure (A1/D2). The application relates to a leisure unit. The property is not listed but is located within the Seven Dials Conservation Area and is considered to be a positive contributor.

The site is located within the Covent Garden Central London Area, although does not fall within a protected shopping frontage.

## Relevant History

9501091: Application granted in December 1995 for the use of the ground floor and basement as either retail/showroom (Class A1) or office (Class B1)

PSX0004944/R2: Application granted in December 2000 for the use of the basement as a restaurant (Class A3) and ground floor as retail (Class A1) with associated external alterations

Appeal subsequently lodged against condition attached to this decision which limited hours of use to 0900 – 2300 Mondays to Fridays, and 0900 – midnight on Saturdays. This was dismissed by the Inspector in August 2001 on amenity grounds.

PSX0104390: Certificate of lawfulness issued in June 2001 for the proposed use of the basement and ground floor for either A1 or A2 purposes

PSX0304307/P: Application granted in June 2003 for a change of use of the basement from Class D1 to a dual/alternative use as either retail (Class A1), financial and professional services (Class A2) and non-residential institution (Class D1)

2013/3023/P - Dual/ alternative use of the ground floor for retail (Class A1)) and/or retail/leisure (Class A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2). Granted 07/112013

## Relevant policies

### National Planning Policy Framework 2012

### London Plan March 2015, consolidated with alterations since 2011

### Town and Country Planning (Control of Advertisements) (England) Regulations 2007

### LDF Core Strategy and Development Policies 2010

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 (revised 2013)

CPG1 Design

CPG6 – Amenity

### Seven Dials Conservation Area Appraisal (2001)

## Assessment

### **1A. Background:**

- 1.1 This application was heard at Member's Briefing panel on the 9<sup>th</sup> November 2015.
- 1.2 Due to a numerical error on the advertisement consent and an improper condition attached to the planning permission, a revised report and decision notice requires review by the panel on 16<sup>th</sup> November 2015.
- 1.3 The advertisement consent description incorrectly stated 3x projecting signs rather than 7x projecting signs.
- 1.4 A condition attached to the planning permission required details of external planters and their permanent retention. In this regard, it is adjudged the planters, by virtue of their size, weight and nature (not being fixed to the ground), does not require planning permission and therefore this element could not be enforced and has been removed from the consent.
- 1.5 All other aspects heard at Member's Briefing panel on the 9<sup>th</sup> November 2015 remain.

### **1B. Detailed Description of Proposed Development**

- 1.1. The application for planning permission relates solely to ground floor premises and includes the following elements:
- a) Installation of louvered metal grilles below existing fascia level.
  - b) Installation of new Crittall window units and entrance doorway with traditional glazing bars to replace two existing central bays of frameless glazed window panels. Crittall window frames would be finished in 'Anthracite Grey'
  - c) New steel canopy to proposed entrance measuring 460mm deep
  - d) 3 x steel planters measuring 700mm in height located within the new entrance bay
- 1.2. The application for advertisement consent relates solely to ground floor premises and includes the following elements:
- a) Display of 7x non-illuminated metal projecting signs measuring 0.9m (h) x 0.4m (w) x 0.075m (d).
  - b) Display of 1x fascia sign formed of bronze, non-illuminated lettering reading 'Another Space' measuring 0.325m x 3.1m (w) x 0.01m (d).
  - c) 3 x circular wall mounted lights with grid diffusers. Wall lights mounted at 2.3m above ground floor level and would be 275mm in diameter.
  - d) Display of 3x steel plaques

#### Revision

- 1.3. The application originally only had one planter in front of the main entrance which raised potential concerns about anti-social behaviour. In order to provide symmetry an additional planter was added at the front after discussion with Council Officers.

## **2. Principle of Development**

### *2.1. Alterations and Additions*

Alterations and additions are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Residential Amenity

## 2.2. Advertisements

Advertisements are considered to be acceptable in principle subject to an assessment on the following grounds:

- a) Design
- b) Residential Amenity
- c) Public Safety

## 3. Design

### 3.1. Shopfront

The applicant has submitted detailed plans, sections and elevations which demonstrate that the new shopfront and canopy will complement the historic warehouse design. The existing shopfront is currently recessed and this proposal will make no amendment in this respect. The use of planters at the front of the building in front of the recessed shopfront (approx. 30cm) would however help to reduce potential dead space. Whilst recessed shopfronts can lead to potential anti-social behaviour or loitering, giving this is an existing circumstance and planters are proposed, this element would be acceptable. The planters would be well positioned away from the public highway. The fixed canopy is modest in size and its need is considered necessary in order to show the signage.

### 3.2. Windows

The proposal seeks to replace the existing windows with Crittal windows which would be painted 'Anthracite Grey'. The new Crittal window units and entrance door with glazing bars would provide a clearer defined entrance which is in keeping with other properties on Tower Street. The choice of Crittal is welcomed as it adds character to the area.

### 3.3. Signage

The proposed signage is considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area and the nearby listed buildings for the following reasons:

- a) The proposed signage illustrating the company name would be fixed to the canopy.
- b) The canopy would be 2.3m above street level which is in line with CPG 1, para 7.24
- c) The proposed projecting signs and plaques are to be non-illuminated which is considered to be appropriate for a building in a conservation area.
- d) The proposed projecting signs do not obscure any architectural features of the building and are considered acceptable in terms of proportions and design.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

## 4. Residential Amenity

### 4.1. Lighting

The application would see three circular wall lights to each pilaster. The lighting would help to provide safe illumination for customers for the early morning and late evening classes being offered by the applicant. These would be positioned to face directly out, in order to reduce light spill to neighbouring properties at upper floors, a condition will be placed that they are not to be on outside of business hours. This is considered necessary to protect neighbouring amenity,



especially in the early hours.

## **5 Adverts**

### *5.1 Amenity*

The proposed signage is considered to have an acceptable impact on the amenity of adjoining and nearby properties as the lighting is not considered to be at a level, or have the intensity, to affect the amenity of any adjoining or nearby habitable windows.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

### **5.2 Public Safety**

The location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

## **5. Recommendation**

5.1 Grant Planning Permission subject to conditions

5,2 Grant Advertisement Consent subject to conditions

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 16<sup>th</sup> November 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Mr R Litherland  
Rolfe Judd Planning  
Old Church Court Claylands Road  
Oval London SW8 1NZ

Application Ref: **2015/5148/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5142

28 October 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**4-10 Tower Street**  
**London**  
**WC2H 9NP**

# DECISION

Proposal:  
Installation of replacement shopfront  
Drawing Nos: location plan, Design and Access Statement, Cover letter dated 10/09/2015,  
3190-PA-02, 3190-PA-03A, 3190-PA-04A

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 location plan, Design and Access Statement, Cover letter dated 10/09/2015, 3190-PA-02, 3190-PA-03A, 3190-PA-04A

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

- 4 Automatic time clocks shall be fitted to the lighting hereby approved, prior to commencement of the use of the units, to ensure that the lighting does not operate between 0630-2230 Mondays to Fridays, 0900-2230 on Saturdays, 1000-2230 on Sundays and not at all on Bank Holidays. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

# DECISION

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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**

Rolf Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZApplication Ref: **2015/5408/A**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5142**

28 October 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990

**Advertisement Consent Granted**Address:  
**4-10 Tower Street  
London  
WC2H 9NP****DECISION**

## Proposal:

Display of externally non-illuminated fascia sign, three bronze signage plaques and seven projecting hanging signs on the front elevation

Drawing Nos: location plan, Design and Access Statement, Cover letter dated 10/09/2015, 3190-PA-02, 3190-PA-03A, 3190-PA-04A

The Council has considered your application and decided to grant consent subject to the following condition(s):

## Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town &amp; Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).

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.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>



Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**