

RL/P5870
17th December 2015

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

For the attention of Mr Gideon Whittingham

Dear Sirs

Town & Country Planning Act 1990 (as amended) & Planning (Listed Buildings and Conservation Areas) Act 1990
St. Martins House, 65-75 Monmouth Street, London, WC2H 9DG
Application under section 73 for a minor-material amendment to planning permission 2014/4870/P dated 12th May 2015 together with an associated listed building consent for internal alterations.

S.73 Application - Planning Portal Reference: PP-04702764
LBC Application - Planning Portal Reference: PP-04704272

On behalf of our client, Shaftesbury Convent Garden Limited, we write in support of an application under section 73 of the Town and Country Planning Act 1990 (TCPA 1990) and an associated listed building consent for a minor-material amendment to the first floor apex to provide a new residential unit to the consented scheme (ref. 2014/4870/P) at St. Martins House, 65-75 Monmouth Street.

We confirm that two separate applications (Minor Material Amendment and Listed Building Consent) have been submitted electronically online via the Planning Portal, along with electronic copies of the following documents:

- Existing Drawings - prepared by architects Morrow and Lorraine
- Consented and Proposed Drawings - prepared by architects Morrow and Lorraine
- Planning Application Forms - prepared by Rolfe Judd Planning;

We confirm that an additional Community Infrastructure Levy (CIL) Form has not been completed for this application as the amendments sought relate solely to the revision of the consented internal layout. There are no extensions or increase in the existing floor space.

We enclose with this letter a cheque for the requisite application fee of £195.00.

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Context to the Application

On 12th May 2015, planning and listed building consent (ref. 2014/4870/P and 2014/5224/L) was granted by Camden Council for the following works and change of use;

“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”.

Following the granting of planning and listed building consent a number of design changes and amendments were required. On 7th July 2015 both a non-material amendment and associated listed building consent application (ref. 2015/2738/P and 2015/1991/L) were approved by the Council for the following works:

“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)”

Further amendments are now sought to change the approved retail at first floor (apex) level to a new residential 1-bedroom units as consented at second, third and fourth floors.

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 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 sole retention of the historic facades fronting Monmouth and Shelton Street only. Much of this work is believed to have been undertaken under

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planning permission ref. 8800358 dated 3rd August 1989.

We confirm that this application and those amendments proposed do not impact upon the historic fabric of the building or affect its architectural character.

Proposed Minor Material Amendment and Listed Building Works.

This planning application submitted under section 73 of the TCPA 1990 (with associated listed building consent) is seeking to amend condition 3 (approved drawings) of planning permission ref. 2014/4870/P to allow for internal alterations to the consented scheme.

As part of a review of the consented layouts and collective uses across the building, the applicant is seeking to change the consented retail accommodation at first floor into a new residential 1-bedroom flat, as per the consented residential layouts at second and third floor. As a result of this, the consented residential provision across the scheme would increase to five units (4x1-bedrooms and 1x2bedrooms). The proposed revisions are all internal and will not impact upon the principal of the approved development nor have any perceivable difference in the external appearance of the building. The works proposed relate solely to modern fixtures and fittings and will not impact upon the historic merit of the Grade II listed building.

As a result of the increased residential accommodation, changes have also been sought at basement level to increase the total refuse and recycling storage and provide a total of 6 cycle spaces. The existing ground to first floor retail staircase will also be removed freeing up additional retail floor space at ground floor level.

A deed of variation to the previous s106 legal agreement dated 15th May 2015 will be drafted by the applicant's solicitors to ensure the newly proposed units remains permit fee.

As prepared by architects Morrow and Lorraine, those affected drawings have been outlined clearly with the proposed amendments. A drawing schedule has been submitted as part of this application for clarity, however to confirm those drawings submitted include:

- *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 Rev A; 20321-11; and 20321-12.
- *Drawings with Amendments (Morrow & Lorraine):* 00_110_P03; 00_111_P02; 00_112_P02;
- *Full Proposed Drawing Set (Morrow & Lorraine) for LBC:* 00_110_P03; 00_111_P02; 00_112_P02; 00_113_P01; 00_114_P01; 00_115_P01; 00_116_P01; 00_312_P01; 00_310_P01; 00_311_P01; 00_210_P01; 00_211_P02

An associated listed building consent is also submitted with this application in the interest of proper planning to ensure all internal changes are authorised by the Council under an appropriate listed building consent and correspond with the planning permission being implemented. It is confirmed that the listed building consent application is simply a variation to the previously approved listed building works under ref 2015/1991/L.

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Heritage, Design & Access Statement

As confirmed by officers during the original application process, the proposed works have been considered acceptable in terms of impact to the historic fabric and architectural interest to the building. Giving reference to the original assessment, the Council noted that:

“The Council’s Heritage and Conservation officer has assessed the submission and is satisfied the scheme would preserve and enhance the special interest of the grade II listed buildings as well as the character and appearance of the conservation area in compliance with policies CS14; DP24 and DP25”

The original building was fully redevelopment by Terry Farrell in 1988 who’s scheme retained only the historic facades of the buildings fronting Monmouth Street and Shelton Street, with all interiors demolished. Furthermore, the proposed internal works/amendments are located within the modern apex of 75 Monmouth Street and therefore will not have any impact upon the historic fabric of the building.

Planning Policy Consideration

The proposed amendments have come about due to a detailed assessment of the proposed uses and floor space provided across the building. The applicant therefore seeks to replace the consented retail accommodation at first floor level and provide a new 1-bedroom residential unit as previously consented at second and third floors. It is considered that the change are minor and can be suitably accommodated under s.73 of the TCPA 1990.

The proposal is fully supportive of local, regional and national planning policy and guidance for the provision of new residential accommodation in an established and sustainable community, which is well served by public transport. The proposal will now provide five high quality residential units for the borough; with a suitable mixture of 4 x 1 bedroom flats and 1 x 2 bedroom flats that meets current demand within this busy Central London location and accords with local policies DP2, DP5, and DP6.

The internal design and layout of the proposed residential unit has replicated that previously consented at second and third floors, ensuring compliance with Camden’s supplementary planning guidance (CPG2: Housing) and the London Plan minimum housing standards.

As a result of the increase provision of residential accommodation across the scheme and to ensure previous concerns regarding the proper storage of refuse and recycling waste, additional storage provision has been provided at basement level. Officers have confirmed during discussions that this will be preferred rather than residential refuse and recycling being placed on the street. This has meant the reduction in cycle spaces for the existing office provision, however six cycle spaces in accordance with the London Plan will be provided for future residents to encourage sustainable travel. In acknowledgement of previous officer and consultation comments received, it is noted that the existing basement is considerably tight due to low ceiling and vaults. This is hampered further as the architect confirms space must be allocated for the provision of fire lobby’s and sealed doors necessary to meet strict building and fire regulations.

The development will remain car-free in accordance with Camden’s transport policies. As a result a deed of variation will be completed by the applicant to ensure the previous s106 agreement includes the new residential accommodation.

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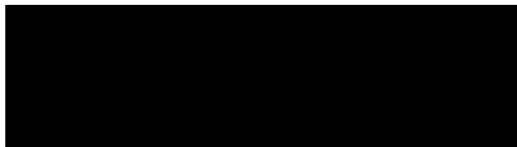
Summary and Conclusion

This application seeks a minor material amendment via s.73 of the TCPA 1990 to amend condition 3 (approved plans) of planning permission ref. 2014/4870/P and an associated listed building consent for amendments to the original scheme under ref 2015/1991/L. Those amendments include the provision of a new residential unit at first floor to replace the consented retail accommodation. Subsequent changes also include the removal of the ground to first floor retail stairs and the amendment of basement level cycle parking and refuse storage.

The proposed amendments will not impact upon the historic fabric of the building nor deviate from the principal scheme previous consented by officers on 12th May 2015 (ref. 2014/4870/P)

We trust that the Council agrees that the amendments to the approved scheme are minor and we look forward to a swift and positive response. However, should you have any questions please do not hesitate to contact the undersigned.

Yours faithfully



Rupert Litherland
Rolfe Judd Planning Limited

