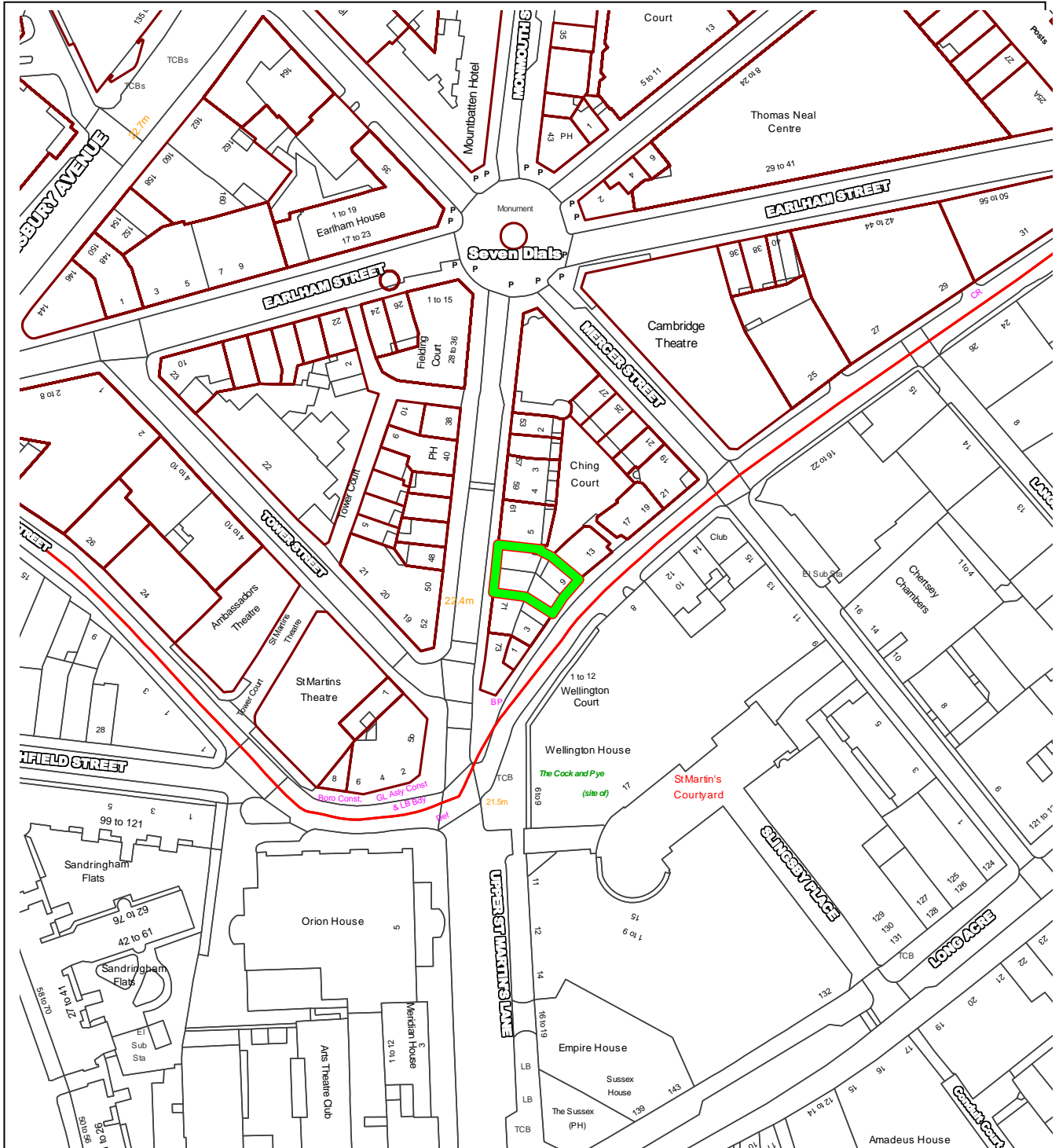


# St. Martins House - 65-75 Monmouth Street

2015/5617/P & 2015/5969/L





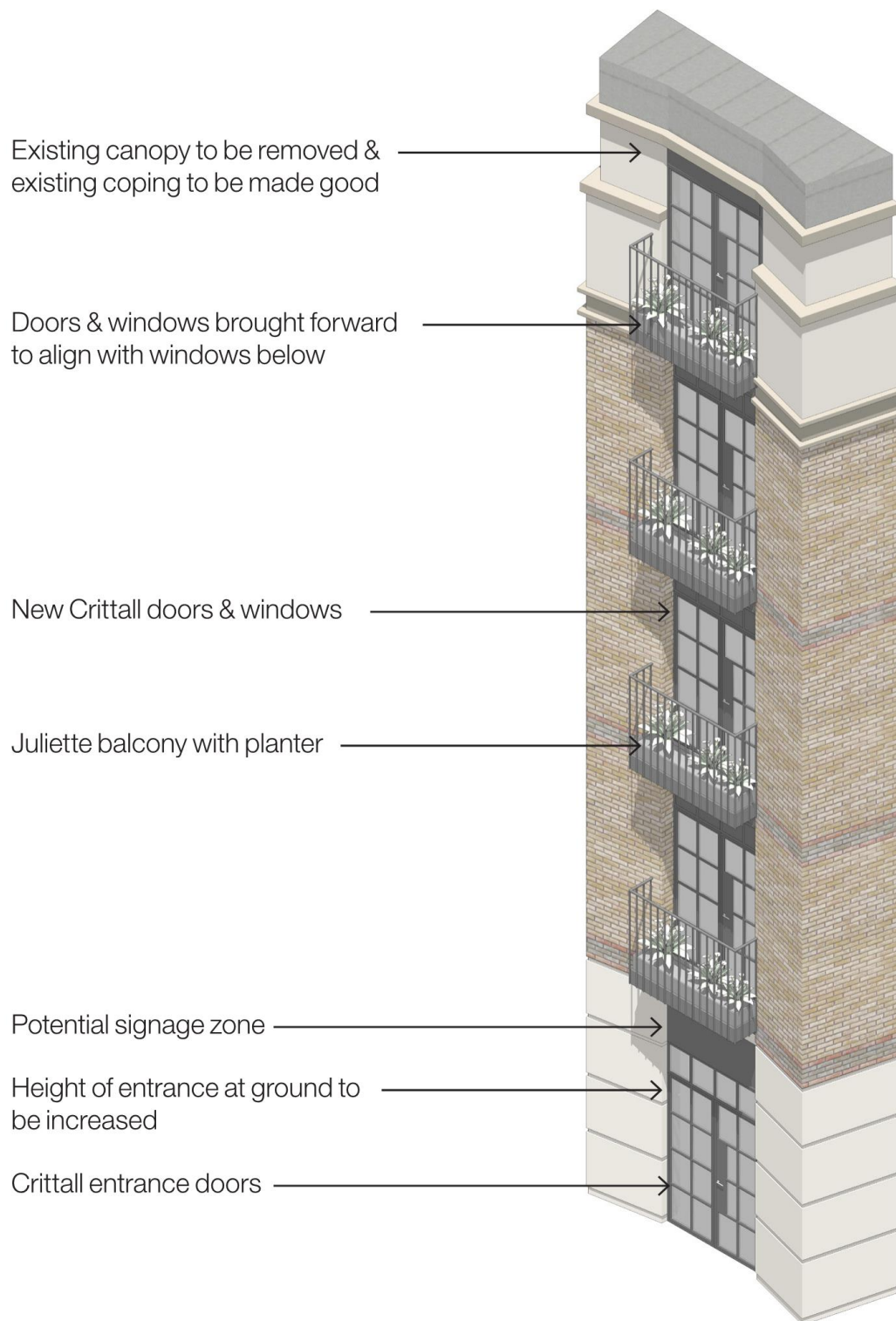
*Fig 1: Upper St Martins Lane*

Existing



01. South Elevation - Perspective

Proposed



## 01. South Elevation - Axonometric study

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>11/12/2015</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		11/01/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				1) 2015/5617/P 1) 2015/5969/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
St. Martins House 65-75 Monmouth Street London WC2H 9DG				Refer to Draft Decision Notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
1) 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.							
2) 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 and associated internal alterations							
<b>Recommendation(s):</b>		1) Grant Conditional Planning Permission 2) Grant Listed Building Consent					
<b>Application Type:</b>		1) Full Planning Permission 2) Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	28	No. of responses	1	No. of objections	1
Summary of consultation responses:	<p>A site notice was erected on 28/10/2015 to 18/11/2015.</p> <p>A notice was placed in the local newspaper on 29/10/2015 to 19/11/2015.</p> <p>An objection was received by 7 Hatton Street (Farrell's LLP):</p> <p><i>'I am writing with great concern in relation to the changes that have been proposed to what is now known as St. Martins House (65-75 Monmouth Street London WC2H 9DG), a building completed in the 1980s as part of my office's work on the Comyn Ching Triangle in Covent Garden.</i></p> <p><i>I am vehemently against these proposed changes. I believe they will undermine a key part of a very finely crafted urban project, whose three corners, each with their own character, are crucial to the manner in which this benchmark exemplar of sensitive regeneration incorporates the new with the old, and addresses the surrounding urban fabric in a novel but contextual fashion.</i></p> <p><i>The corner building which the proposals affect is a highly articulated, contextually sensitive, but creative composition which takes references from both the design of the other two corners and the courtyard at the centre of the block. This corner building is quite enigmatic, relying on detail for its effect in a more prominent location than the other corners, and so more visible, with a key urban presence at the meeting point of Shelton and Monmouth Streets.</i></p> <p><i>There is a strong theme in the Comyn Ching Court, continued in this corner, picking up the Georgian scale and expressing this knowingly in the elevation proportions of base, middle and top, along with subtle highlights between projecting and recessed elements. The removal of the triangular motif that runs up the front of the building, which provides it with an unusually dynamic push-and-pull, in-and-out geometry that speaks rather powerfully to the junction of Shelton and Monmouth, would effectively drain it of much of its effect. To replace this with a run of the mill, uniform flat window and balcony is not acceptable.</i></p> <p><i>I strongly recommend that this insensitive proposal be rejected'</i></p> <p><b>Officer comment:</b> See Design section</p>					
The Covent Garden Community Association	<p><i>The CGCA objects to the removal of the projecting apex window, which is a famous example of early Farrell architecture that has become iconic in the conservation area. CS14 – Promoting high quality places and conserving our heritage states that the Council will promote high-quality places and seek to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character.</i></p>					

	<p><i>The CGCA also objects to the proposed entrance on Shelton Street, as a Crittall door system with glazed panel above is out of keeping with the period shopfronts along Shelton Street and with the character of the conservation area, as the attached photo of the street illustrates. Additionally, as noted in the Seven Dials Renaissance Study, which Camden has adopted, much of the special character of the street is derived from the use of timber painted shopfronts. The report says that “it is important that these are maintained” (p. 34). The report specifically addresses No. 1-9 Shelton Street, which includes the entrance that is the subject of this application. The report notes that the shopfronts “have been excellently reconstructed and appropriately painted” (p. 75). We object to replacing the projecting pointed bay windows and the interesting top floor balcony, and replacing them with flush windows and almost flush ‘Juliette’ balconies to all floors.</i></p> <p><b>Officer comment:</b> See Design section</p>
<p><b>The Ching Court Association raised objection</b></p>	<p><i>‘As you know, the Ching Court Association represents residents in 19 dwellings adjoining and facing the rear of the building that is the subject of redevelopment. We write this letter to comment on this additional application made by Shaftesbury plc., which seeks to alter the frontage of the apex of the building at all levels.</i></p> <p><i>We would ask you to refuse this application because we feel that it would make a substantive and undesirable change in the distinctive appearance of the building at its most public face. The building has consent for office to mixed use already, but the approved applications did not involve much change in its appearance. However, this additional application would remove the characteristic projecting pointed bay windows and the interesting top floor balcony from the angled frontage, and replace them with flush windows and almost flush ‘Juliette’ balconies to all floors.</i></p> <p><i>In our opinions, this change would be retrograde, and tamper with the cohesive character of the overall block as redeveloped to designs by Terry Farrell in 1984. The triangular block (bounded by Shelton, Monmouth and Mercer Streets) is famous for its design, mixing high quality 1980’s ideas with 17th century buildings and elements referencing its 18th – 20th century use as an ironworks. Groups of students and architects from all over the world are regular visitors to Ching Court. And the outer corner is viewed by large numbers of people every day, looking Northwards up Upper St. Martin’s lane from the busy junction with Long Acre.’</i></p> <p><b>Officer comment:</b> See Design section</p>
<p><b>The Covent Garden CAAC</b></p>	<p>Notified via email on 21/12/2015 – No response to date</p>

## Site Description

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.

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. Access to the upper floor offices is via the office reception area within 69 Monmouth Street or 5 Shelton Street.

St Martin's House is a Grade II Listed building located within the Seven Dials (Covent Garden) Conservation Area. The commercial element fronting Monmouth Street is designated as primary Central London Frontage.

St Martin's House is located within the Seven Dials Conservation Area and the Central London Activity Area. The building lies north east of the boundary with the Borough of Westminster.

## Relevant History

**2015/5642/P & 2015/5973/L** - Relocation and replacement of existing air-conditioning units to new roof-top plant enclosure - Awaiting decision

**2014/4870/P & 2014/5224/L** - 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. Granted 12<sup>th</sup> and 14<sup>th</sup> May 2015.

**8800358 & 8870147** - Redevelopment of 71-75 Monmouth Street and refurbishment of 1 Shelton Street to provide a building comprising retail accommodation at basement and ground floor levels offices at first second and third floor levels and a one bedroom flat at mansard fourth floor level. Granted on 3<sup>rd</sup> August 1989.

## Relevant policies

### National and London wide policies and guidance

Planning (listed building and conservation area) Act 1990 as amended

Enterprise and Regulatory Reform Act (ERR) 2013.

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

London Plan 2015 consolidated with amendments since 2011

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change and promoting higher environmental standards)

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)

DP29 (Improving access)

DP30 (Shopfronts)

**Camden Planning Guidance 2011:** CPG6 Amenity

**Camden Planning Guidance 2015:** CPG1 Design



## Seven Dials Estate Conservation Area Statement (1998)

### Assessment

#### 1. Proposal:

1.1 The application proposes:

- Removal of existing triangular apex windows from 1<sup>st</sup> to 4<sup>th</sup> floor level and canopy and entrance at ground floor level
- Replacement with metal Juliette balconies and doors/windows from 1<sup>st</sup> to 4<sup>th</sup> floor level and crittal entrance door at ground floor level with associated infill panels and brickwork to be made good
- Replace a single and double entranceway along Shelton Street with glazed crittal entrances

1.2 An additional drawing was provided of the existing apex section upon officer request.

1.3 The main issues for consideration therefore are:

- Design
- Residential amenity
- Access

#### 2. Design

2.1 The key issue is what affect the change to the apex of site would have on the character and appearance of the building and wider conservation area and would it preserve or enhance the heritage of the respective assets.

2.2 The comments from the previous architect and current architect have been considered and taken into account.

2.3 Of pertinence in this case is the fact that the listed building has been significantly altered in the past when the site as a whole was remodelled by the previous architect. This change allowed for the installation of the existing triangular motif window to the apex of the building at the junction of Shelton and Monmouth. In this regard an apex feature which addresses the junction has been established.

2.4 The key issue is whether the current triangular window format is of such significance that it cannot be replaced.

2.5 The Conservation and Design officer is of the view that the existing features in this instance need not be retained. It was constructed in the 1980s' and as such its fabric is not rare and does not warrant preservation. It does form part of the wider set piece redevelopment but is not of such significant architectural statement which, if removed, would result in the architectural language of the Comyn Ching Triangle site as a whole being lost or unduly diminished. Moreover, the Conservation and Design officer is persuaded by the fact that the change of use of the building to residential allows for a different approach to the apex, which would provide openable and more useable doors to the apex consistent with making the best use of the residential accommodation. The proposed design is considered to equally respond to the apex of the other building which faces the junction. The design of the proposed feature provides sufficient depth, through the creation of the balcony and recessed door to retain visual interest created from the existing projecting element.

2.6 The proposed crittal entrances would be acceptable and in keeping with the proposed apex alterations, without harm to the host building's character.

2.7 In considering development proposals, special regard has been given to the desirability of preserving the listed building and its setting, and features of special architectural or historic interest, under s.16 and s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under

s.72 of the aforementioned statute as amended.

2.8 The proposal is also considered to preserve the character and appearance of the Conservation Area. No significant harm would be caused to the listed building, its character and appearance or significance.

2.9 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 listed building as well as the character and appearance of the conservation area in compliance with policies CS14; DP24 and DP25.

### **3. Residential amenity**

3.1 The western façade of 65-75 Monmouth Street at ground, first, second, third, fourth is separated from the commercial accommodation of 48, 50 and 52 Monmouth Street by a public highway and a total of 11m.

3.2 The eastern façade of 65-75 Monmouth Street at ground, first, second, third, fourth is currently separated from the residential accommodation of Wellington Court (No.6 Shelton Street) by a public highway and a total of 9m.

3.3 Within this context and given the depth of the proposed balconies (300mm), the proposal would not result in a detrimental increase in overlooking or noise to the adjacent occupiers. The proposal would not allow views of neighbouring properties to any greater degree than the existing arrangement. The size of balconies and their associated door/window openings would not allow any greater congregation or activity which may result in noise nuisance than the existing arrangement.

3.3 The depth and extent of the balconies would result in no undue harm in terms of access to sunlight, daylight or sense of enclosure for the adjacent occupiers.

### **4. Access**

4.1 The main entrance retains level access, as does the single entrance way on Shelton Street. Although the double entrance along Shelton Street remains with a stepped access, given the topography of the site and the buildings internal constraints, this is considered acceptable.

#### **Recommendation:**

- 1) Grant Conditional Planning Permission**
- 2) Grant Listed Building Consent**

**Decision route to be decided by nominated members on Monday 18<sup>th</sup> January 2016. For further information please click [here](#)**

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

Application Ref: **2015/5617/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5180

9 December 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**St. Martins House  
65-75 Monmouth Street  
London  
WC2H 9DG**

**DECISION**

Proposal:

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.

Drawing Nos: (00)\_210 Rev P01; (00)\_211 Rev P01; (00)\_212 Rev P01; (32)\_400 Rev 01; (00)\_202 Rev P02; Site Location Plan - P4812/RJP/P01; Design & Heritage Statement - External Envelope dated September 2015.

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 policy 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 [(00)\_210 Rev P01; (00)\_211 Rev P01; (00)\_212 Rev P01; (32)\_400 Rev 01; (00)\_202 Rev P02; Site Location Plan - P4812/RJP/P01; Design & Heritage Statement - External Envelope dated September 2015.]

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 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 about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**

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

Application Ref: **2015/5969/L**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5180

9 December 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**St. Martins House**  
**65-75 Monmouth Street**  
**London**  
**WC2H 9DG**

**DECISION**

Proposal:

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 and associated internal alterations.

Drawing Nos: (00)\_210 Rev P01; (00)\_211 Rev P01; (00)\_212 Rev P01; (32)\_400 Rev 01; (00)\_202 Rev P02; Site Location Plan - P4812/RJP/P01; Design & Heritage Statement - External Envelope dated September 2015.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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 Noise and Licensing Enforcement Team, 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.

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**