

**Date:** 11 May 2016  
**Our Ref:** 2016/2073/PRE  
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Mr Thomas Price  
DP9

**BY E-MAIL**

Dear Mr Price,

**Re. Planning Pre-application advice meeting ref. 2016/2073/PRE  
Cyclone House, 27 - 29 Whitfield Street, London W1T 2SE**

**Proposed development: Change of use of basement, ground and 1st floors to flexible uses and 2nd floor to Class C3 residential use, single storey roof extension to create a self-contained residential unit at 2nd and 3rd floor level, facade alterations and infill of lightwell at basement level.**

Thank you for your request for pre-application advice on the above site. Following my brief feedback over the phone I hereby summarise my comments for this site.

You have submitted existing & proposed drawings, cover letter and a pre-application statement of your proposal for the above site, to include existing & proposed drawings by Stagg Architects dated 11.4.2016, cover letter by DP9 ref. OS/TP/gh/DP dated 12.4.16 and a pre-application statement by Stagg Architects ref. 51517 dated April 2016. Your proposal comprises of:

- Change of use of basement, ground and 1st floors to flexible uses (A1-A3/B1 or D1)
- Change of use of 2nd floor to Class C3 residential use (2-bed unit)
- single storey roof extension to create a self-contained residential unit at 2nd and 3rd floor level
- facade alterations and infill of lightwell at basement level.

I have assessed your proposal following internal consultation. In this letter I aim to advise you on the key issues regarding your proposal and on key consultation channels.

This document represents the Council's initial view of your proposal based on the information available to us at this stage. It cannot be held to prejudice formal determination of any planning application we receive from you on this proposal.

**Key issues:**

The site

The site consists of a 3 storey plus basement building dating from the mid-20<sup>th</sup> century – it was constructed following bomb damage, at some point between 1958 and 1968. The building is typical of the period with a modest façade of brickwork with render panels and strips of metal framed windows.

The site is located within the Charlotte Street Conservation Area and is not identified as making a positive contribution to its character and appearance. Immediately to the west of the site at 1 Colville Place is a Grade II listed house by Max and Jolanta Neufeld dating from 1964, built to a similar scale as the remainder of Colville Place.

The site is located on the corner of Whitfield Street and Colville Place and is currently vacant. It was previously used as offices. The area is characterised by a mix of uses including more commercial uses towards Goodge Street and more residential towards Colville Place. Directly to the south of the site is the open space of Crabtree Fields. It is located within the designated Central London Area (Fitzrovia).

#### Planning history

**2013/8158/P** Change of use of basement, ground and 1st floors to office (Class B1) use and 2nd floor to Class C3 residential use, single storey roof extension to create two self-contained residential units at 2nd and 3rd floor level, facade alterations, infill of lightwell at basement level, installation of roof plant enclosure and other associated works. Proposal withdrawn in April 2016 following lack of resolution on land-use, design and amenity grounds.

#### **2013/2101/PRE**

Pre-app advice issued in 2013 for improvement works to the facade of the building, office use at basement to third floors, a two storey roof extension and duplex residential unit at fourth and fifth floors

#### **2012/4136/P**

Planning permission was granted on 22/10/2012 for the change of use from a courier hub and taxi control office (sui generis) to offices (Class B1a)

#### **2003/3178/P**

Planning permission was granted on 1/3/2004 for the retention of radio mast on existing Class B1 (Office) building.

#### **8400185**

03/04/1984 Established Use Certificate in respect of the second floor as offices.

The main issues under consideration with this proposal are land use, design, accessibility, transport and amenity.

#### Land use

Permission was previously granted for the change of use of the building into office (Class use B1) over its existing 4 floors. However, this permission was not implemented and the building is vacant. The previous proposal would have resulted in modernised office space on the basement, ground and first floors and residential accommodation over the 2 top floors which was considered acceptable in principle, subject to an acceptable mix of units. My view is that this would still be supported at this site and the currently proposed 2-bed unit complies with policy DP2.

You mention in your proposal that you may consider alternative uses, such as A1-A3 or D1 at the lower floors. Such uses would have to be considered against policy DP12 and DP15, respectively, of the Camden Local Development Framework (LDF). Whilst the site is in the Central London Area, issues such as cumulative impact and concentration of A3 uses would have to be considered. In all cases of Class A uses; access, servicing and ventilation would have to be considered as part of the main application. The impacts of neighbours' amenity would be a concern with such uses, including D1 due to this area adjoining many residential occupiers and the site not characterised predominantly as commercial. With regards to new Class D1 uses it would depend on the nature of the use and in addition to the above criteria, also

opening hours. I recommend that you refer to CPG 5: Town centres, retail and employment for further detailed guidance. See link: <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance/>.

#### Design & conservation

As discussed over the phone, the refurbishment and/or re-design of this building has been lengthily discussed during the previous planning application and unfortunately the final proposal was not supported by the Council. The proposals were also strongly objected to by local amenity bodies, as listed below. I understand that new architects, Stagg Architects are appointed.

The current scheme is not significantly different from the previous proposal, and as advised still incoherent. I have verbally advised that the proposal includes alterations to some of the fenestration, but not other parts thereby including some modern fenestration and some leftover 1960s style fenestration, which as explained leads to a disjointed style.

The retention of the brick-clad areas are welcome, however, your proposal to re-render the existing rendered parts with a darker colour are not convincing, in terms of it joining into the wider context of the area and forming part of a high-quality architectural statement at this very prominent site. Whilst this area comprises various existing; historic and modern styles, the site is located in a conservation area and adjoined a listed building which both influence the consideration for the design of this site. There is no objection to the retention of the building as is, with refurbishment of wear and weather impacts as I understand the owners wish to retain the foundations and structural shell, but I am afraid it will be harder to support a mix-of-styles and periods as CP15 requires that any proposal ... *'enhances or protects the conservation area..'*

It is also my impression that the roof top plant is wider, which I would discourage, to avoid a top heavy appearance to the building, which already has a very high parapet in its extended form. The existing plant is subordinate to the building and hardly noticeable at its current site. The new plant should follow this pattern and as suggested previously, located in the basement altogether if possible. It should also not be larger to its rear, for amenity reasons which I explain below.

The vents and enclosure of the lightwell to the ground floor are not a characteristic of the conservation area but were supported previously at this location. Detailed sections and materials should support this element.

Other observations I would make are some confusion in the annotation of areas of timber and render on the drawings and that drawings should normally be submitted at higher resolution, so that it is easier to read them electronically.

#### Internal accommodation & Accessibility:

The provision of a 2-bed unit at the upper floors involves the conversion of the existing building. As such, The provision will be assessed against Building Regs part M(1). Your application statement should include information with professional input to demonstrate compliance with this.

For internal accommodation minimum standards; the National Housing Standards will be considered.

#### Amenity:

As mentioned above, the plant area should not be larger than existing and particularly at rear should not result in greater impact on adjoining occupiers to the rear.

The proposal includes a terrace to the front and top terraces. I understand that your proposal will maintain the previous proposal to design the 3<sup>rd</sup> floor front terrace for maintenance purposes only. The boundary treatment to the top terrace should be designed to appear minimal and set back from the parapet to reduce its impact on the appearance of the building and the Charlotte Street Conservation Area.

#### Transport:

The site is located within the Central London Area (PTaL 6b) which indicates that it has an excellent level of accessibility by public transport. The site is within a controlled parking zone (CPZ) and as such the new residential use would be recommended as car-free, to be secured via s. 106 legal agreement.

A contribution towards highway works would be sought and agreed with the applicant to include footway repaving works and 2x Sheffield stands to compensate for lack of space for cycle storage within the new residential units (Cycle storage standards require 2x spaces for the C3 use and no requirement for the B1 use as below 500sqm). This would be recommended to be secured via S. 106.

In order to control safe pedestrian movement and continued acceptable vehicular movement in this central London location during construction, it would be recommended to secure the submission of a Construction Management Plan (CMP) via a legal agreement. This will ensure the proposal complies with policies DP20 and DP21.

#### Building Control Service

For further information about this separate process and any implication it may have the configuration of the project in planning terms please contact Nasser Rad on 020 7974 2387 or Nasser.Rad@camden.gov.uk

#### Supporting information

Please be aware it is your responsibility to compile the necessary documentation in accordance with the requirements of the national and local list. Details are available at:

<http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

#### **Other issues:**

##### CIL

*This application is likely to be liable for both the Mayoral and Camden CIL as the proposal results in the creation of a new dwelling or 100sqm of additional floorspace. The Camden CIL will apply to all applications that are granted planning permission after the 1<sup>st</sup> of April. For further information please visit the CIL pages of the [website \(link\)](#).*

#### **Consultation channels:**

The applicant is strongly encouraged to engage locally prior to a planning application being submitted. The list below is a recommendation for local groups that you may wish to notify or consult on your proposals in advance of submitting your application.

*Charlotte Street CAAC  
Charlotte Street Association  
Twentieth Century Society  
Fitzrovia Neighbourhood Association*

*Colville Place Gallery; and other adjoining occupiers*

Electronic submission

Please submit your application via the planning portal at:

<http://www.planningportal.gov.uk/planning/>

I hope this advice is useful. This response represents an initial view of your proposals based on the information available to us at this stage which is limited. Please be aware that addressing these matters does not necessarily mean that the application will be approved and is without prejudice to the assessment of any future application and the final decision of the council.

**Further pre-app advice:**

Please be advised that additional pre-application submission should be made before a full application is made for this site, in order to ensure that the final design is supported by the Council. Additional pre-application advice will be at similar charge levels to the current one.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Tania Skelli-Yaoz** on **020 7974 6829**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Tania Skelli-Yaoz  
Planning Officer (Mon-Wed)

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