

PD10820/PR
email: patrick.reedman@montagu-evans.co.uk

14 October 2016

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Planning Portal Ref. – PP-05546299

Dear Sir / Madam,

**184-192 DRUMMOND STREET, LONDON NW1 3HP
PLANNING APPLICATION FOR EXTERNAL ALTERATIONS AND IMPROVEMENTS**

We write on behalf of our client, Zurich Assurance Ltd, to apply to the London Borough of Camden for planning permission for the following development at 184 – 192 Drummond Street:

“Alterations and improvements to existing building including a new level pedestrian access, reinstatement of pavement lights, railings and bin store enclosure, removal of plant from rear enclosed area and creation of an amenity area, two replacement condenser units at roof level.”

This application is submitted along with the following documentation:

- Completed planning application form;
- Design and Access Statement, prepared by Urban Mesh Architects;
- Site Local Plan, prepared by Urban Mesh Architects ;
- Existing and proposed floor plans, elevations and sections, prepared by Urban Mesh Architects;

A cheque for the application fee for minor building works (£195), payable to London Borough of Camden is submitted under separate cover.

The Site

The existing building dates from c.1910 and consists of five above ground storeys with lower ground floor level. The building is constructed in a warehouse / industrial style in London stock brick and fronts the corner of Drummond Street and Stanhope Street.

The building is occupied by B1 users (predominantly as offices) with the main entrance located on Drummond Street. A service entrance is located on the Stanhope Street frontage.

The site sits in an area of varied development with a mixture of uses and building heights, scales and styles. The site is not located within or adjacent to any Conservation Areas. The building is locally listed and noted as making 'a striking street presence and clearly marking this corner site'.

To the north of the site is the Grade II listed (former) Lord Nelson Public House and adjacent listed terrace of 3 / 4 storey town house buildings. These buildings date from the late 19th Century and are positioned on the same building line as 184-192 Drummond Street on the Stanhope Street frontage.

Buildings on the Drummond Street frontage consist of a mix of 20th Century styles, typically of 6 to 7 storey height. The modern complex of glass buildings forming the Regents Place development is located to the southern side of Drummond Street.

Proposed Development

This application seeks planning permission for works involved with the refurbishment and improvement of the building externally and at the (part) ground and lower ground levels.

The proposed works for which planning permission is sought, include:

- Creation of a new level access on the Drummond Street / Stanhope Street Corner;
- Creation of a bin enclosure on the Stanhope Street frontage (within the owned curtilage) to conceal the existing bin store area with an attractive architectural screen;
- Reinstatement of the basement / pavement lights along both Drummond Street and Stanhope Street behind steel railings, continuing and complementing the line of railings of the adjacent properties on Stanhope Street;
- Removal of existing plant within the rear courtyard area and its replacement with two condenser units within the existing plant area at roof level; and
- External improvements to the rear courtyard area, including decking, walk-on rooflights and planting to create a useable external amenity area.

These works will be undertaken in conjunction with internal improvement to be made to the lower ground and part ground floor (such as the rationalisation of facilities and stairs) to create a more efficient layout. These internal works do not constitute development within the meaning of S55 of the Act.

Planning Assessment

The proposed works relate to the alteration and improvement of the existing building only. The proposals do not include any change of use (from existing B1 use) and the building's envelope is not enlarged or altered.

As noted above, the building is not statutorily listed and it is not within a Conservation Area. Nonetheless, Camden's policies (CS14 and DP24) seek to secure high quality design and this scheme has been developed within the context of an appraisal and understanding of the local context and development of the local area.

The planning application is in full accordance with Camden's design requirements and, as set out below, accords with the design expectations set out in Policy DP24:

- a) An assessment of character, setting, context and the form and scale of neighbouring buildings has been undertaken and presented in the accompanying Design and Access Statement. Whilst relatively minor in impact, the development proposals have been developed in response to this assessment;
- b) The proposed alterations reinforce the industrial character of the building, such as by the use of folded steel railings and the architectural qualities of the new entrance. The proposals for a new entrance at the corner of the building reinforces the prominence and importance of this corner frontage;
- c) The proposed external materials will be of a high quality, the external railings and bin store screen using a high quality folded steel with a burnished finish, being a contemporary take on a traditional railing design and complementary to the adjacent railings on Stanhope Street. The new door will be finished with a metal frame to match and to suit the industrial character of the building;
- d) Through this high quality detailing, additional interest will be brought to the frontage at street level;
- e) External plant to the rear of the building would be removed and replaced by two condenser units amongst the existing plant at roof level. This will not be seen from street level or apparent from any public vantage point;
- f) No trees or natural features would be affected by the proposals;
- g) The railings and bin enclosure forms a high quality means of enclosure to the front of the building with reinstated basement lights;
- h) The proposals for the rear of the building introduce an appropriate hard landscaped amenity space; and
- i) Accessibility is improved (in line with DP29) with the introduction of the entrance on the corner section of the building. The existing entrance in Drummond Street will also be amended to include a permanent paved ramped access to match the new corner entrance thus creating access for wheelchair users.

Some visualisations of the proposed alterations are included within the accompanying Design and Access Statement.

The improvements to the building's appearance and, particularly, the tidying up of the bin store area represent an improvement to the setting of the adjacent listed buildings to the north of the site on Stanhope Street.

The proposed development complements and enhances the character of the existing building, reinforcing its street presence, including by better marking its corner position with the introduction of the proposed entrance.

Other Matters

The proposal does not result in any significant change in the internal area of the building and, as such, is not liable for a Community Infrastructure Levy payment. The appropriate form is enclosed with this application.

Given that the use remains unchanged (B1) and the proposals do not result in an increased floor area, the scheme would not generate any additional demand for parking.

Conclusion

The proposals consist of minor external alterations which constitute an improvement to the building's appearance. The works improve the quality of the employment floorspace, such as by improving light penetration into to the lower ground floor level and creating a useable external amenity area to the rear of the building.

The works will ensure the efficient use of the building, particularly the lower floors, and safeguard employment uses in the Central London Area.

We trust that the information contained in this submission allows for the application to be registered without delay and we would be grateful if you could confirm receipt and registration of this application at your earliest convenience.

Please do not hesitate to contact Adam Price (adam.price@montagu-evans.co.uk / 020 7866 8674) or Patrick Reedman (Patrick.reedman@montagu-evans.co.uk / 020 7312 7523) at this office should any further clarification be required.

Yours sincerely,



MONTAGU EVANS LLP

Enc.