

# **SEVEN DIALS WAREHOUSE, COVENT GARDEN (REFURBISHMENT)**

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On behalf of CBRE GI

## **Planning Statement**

28<sup>th</sup> October 2016

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**CBRE**  
GLOBAL  
INVESTORS

**CBRE**

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# 1.0 Introduction

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- 1.1 This Planning Statement has been prepared to support a planning application and application for Listed Building Consent for the comprehensive refurbishment of Seven Dials Warehouse in Covent Garden. This application also allows for the introduction of a roof terrace to the building, ensuring tenants have ready access to outdoor amenity space.
- 1.2 This report has been prepared by CBRE Ltd for CBRE Global Investors, the asset managers of the building. This application should be read in conjunction with a recent planning permission for listed building consent (reference: 2016/5587/L) that approved a series of Category B works to strip-out modern alterations to the listed building. The granted listed building consent has allowed the project team to carry out detailed investigations into the fabric of the building, allowing for clearer information to be available when finalising designs for the comprehensive refurbishment of the building.
- 1.3 The refurbishment proposals are the subject of this application for planning and listed building consent.
- 1.4 This statement provides background information including a description of the site and surroundings and planning history. In addition, the proposed refurbishment has been assessed in relation to relevant planning policy. This statement concludes by providing LB Camden with a clear planning rationale for the proposed refurbishment and roof terrace.
- 1.5 The ultimate objective of these proposals is to achieve the comprehensive and sympathetic refurbishment of Seven Dials Warehouse, providing a high quality finish to office accommodation and restoring the historic warehouse character where possible. This is proposed to include exposing brickwork and original features. As part of these proposals, the reception area will be improved and the entrance shall benefit from better visibility to serve future occupiers.
- 1.6 Structure of this planning report is as follows:
  - **Section 2** – provides a description of the site location and its surrounding area;
  - **Section 3** – provides an overview of the site’s designations and allocation;
  - **Section 4** – provides a description of the listing of the building, as prescribed by Historic England and Conservation Area status as described in the ‘Seven Dials (Covent Garden) Conservation Area Statement’;
  - **Section 5** – provides a review of relevant planning history;
  - **Section 6** – provides relevant details of the pre-application meeting
  - **Section 7** – provides a summary of Planning Policy against which the application will be considered;
  - **Section 8** – provides the summary and conclusions.

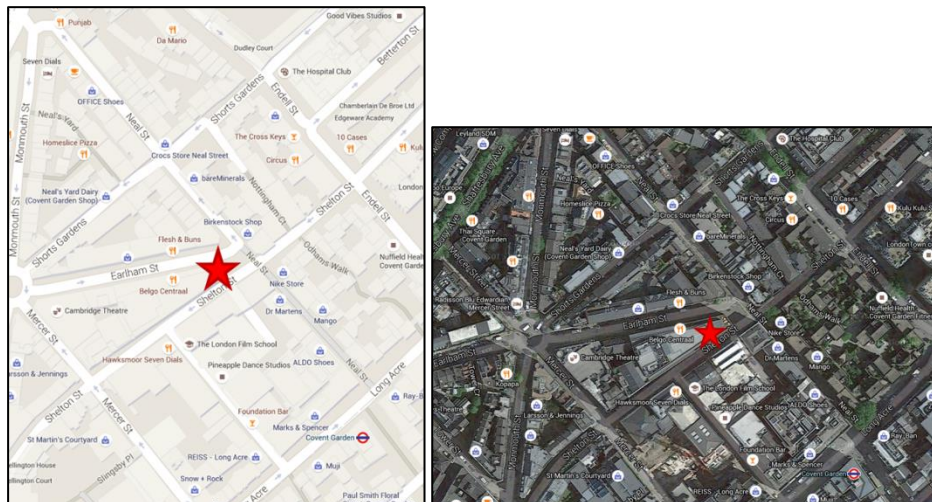
## 2.0 Site and Surroundings

### Existing

- The site is situated within the London Borough of Camden Local Authority area. The Westminster City Council area borders the site to the south along Shelton Street.
- The property comprises retail and restaurant use at ground floor level, with office space above. The office space includes for existing community use comprising the 'Covent Garden Community Centre' also known as the 'Seven Dials Club'.

### Surrounding

- The surrounding area is primarily commercial in nature, with retail, leisure and office uses predominating.
- The area is well connected with a PTAL rating of 6b.



### 3.0 Site Designations and Allocations

3.1 The Seven Dials site is situated within Camden Borough Council, although it borders Westminster City Council to the south along its Shelton Street Elevation. The following designations are applicable to the site, with reference to both Camden and Westminster:

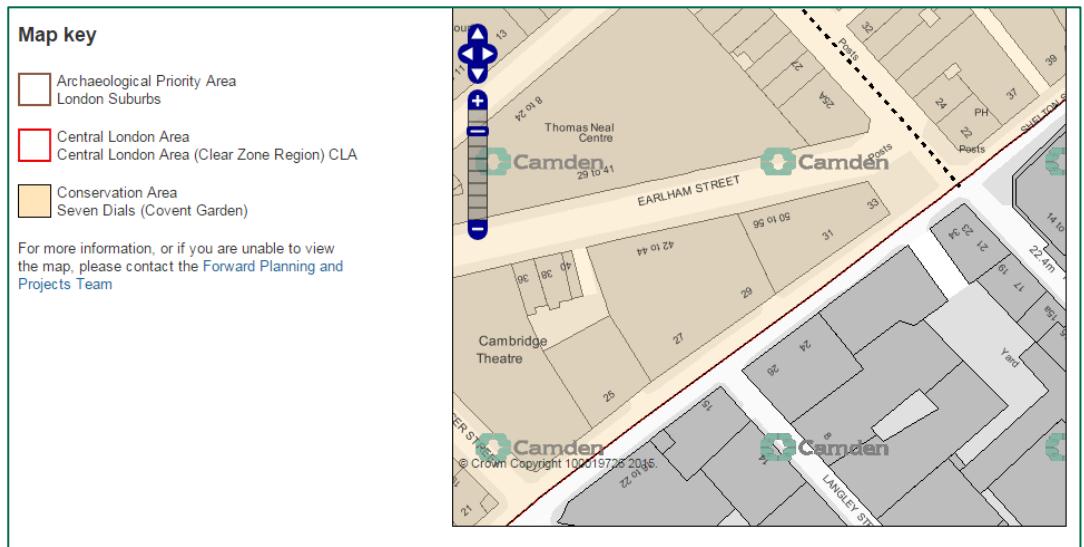
**Camden:**

- Seven Dials (Covent Garden) Conservation Area
- Archaeological Priority Area
- Central London Area

**Westminster:**

- Shelton Street is a designated Stress Area.

3.2 It should be noted that the property is also Grade II Listed, with several other Listed Buildings within the immediate area.



## 4.0 Listed Building/Conservation Area Status

### LISTED BUILDING STATUS

- 4.1 A copy of the List Entry Summary has been included below, providing a description of the building in relation to aspects of heritage importance. This has been taken directly from the Listed Building Register available on the website of Historic England.

#### List Entry Summary

- 4.2 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SEVEN DIALS WAREHOUSE

List entry Number: 1061403

#### Location

SEVEN DIALS WAREHOUSE, 27-33, SHELTON STREET  
SEVEN DIALS WAREHOUSE, 42-54, EARLHAM STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 25-Jul-2002

**Date of most recent amendment:** Not applicable to this List entry.

#### Asset Groupings

- 4.3 This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

##### Summary of Building

- 4.4 Legacy Record - This information may be included in the List Entry Details.

##### Reasons for Designation

- 4.5 Legacy Record - This information may be included in the List Entry Details.

##### History

Legacy Record - This information may be included in the List Entry Details.

##### Details

- 4.6 798-1/0/10200 SHELTON STREET 25-JUL-02 (North side) 27-33 Seven Dials Warehouse  
EARLHAM STREET (South side) 42-54 Seven Dials Warehouse

## Listed Building/Conservation Area Status

### GVII

- 4.7 Former Brewery Building. 27-33 Shelton Street and 42-54 Earlham Street. Mid-19th century, designer unknown. Yellow stock brick with granite dressings; roof not visible. Occupying a narrow wedge-shaped site, narrowing to the east, this former brewery building comprises a five-storey structure with a granite plinth, a granite impost band, a brick cornice and parapet.
- 4.8 **EXTERIOR:** the narrow three-window wide east front has a large central opening with a pedimented door surround, retaining a gas lamp bracket to the centre. The longer side elevations have a mixture of window openings, generally with sash windows, some of which have been enlarged in recent times, but which retain their brick arches. The south elevation retains a loading bay with a crane hoist. Large granite-lined door surrounds are found on each side elevation too, as well as smaller openings.
- 4.9 **INTERIOR:** inspected in part; the basement, currently the Belgo Restaurant, retains its cast iron columns, jack-arched roof and barrel-vaulted cellars to the east, with a stone-paved floor. Other cast iron columns remain in situ within the retail space at upper levels.
- HISTORY:** this block formed part of the former Combe's Brewery, the origins of which go back to the early 18th century. It expanded in the mid-19th century, becoming the 4th largest London brewery by the 1880s; it amalgamated with Watney's in 1898, and was vacated by them in 1905. According to the 1888 Goad Insurance Plan, this building was the cooling and fermenting section of the brewery, and was linked at its upper levels with bridges connecting this block with its neighbours to the north and south. Discussions for constructing such bridges were commenced in 1861, which is a probable terminus ante quem for the building's construction. The building had various post-1905 uses: the largest of which was as a stationers' warehouse. Despite considerable lesser alterations, the building retains its pronounced industrial character, and as such is an unusual survival in inner central London. It also possesses strong group value with already listed brewery buildings to the south, over the boundary in the City of Westminster.
- 4.10 **SOURCES:** Watney Combe Reid archives, Westminster City Archive; Goad Insurance Plan; Alfred Barnard, 'The Noted Breweries of Great Britain and Ireland' (1889) vol. I, 274 ff.; Hurford Janes, 'The Red Barrell. A History of Watney Mann' (1963).

### Selected Sources

#### Books and journals

- 4.11 Barnard, A, The Noted Breweries of Great Britain and Ireland, (1889), 274 ff  
Janes, H, The Red Barrell. A History of Watney Mann, (1963)

### Other

- 4.12 Title: Goad Insurance Plan Source Date: Author: Publisher: Surveyor:  
Westminster City Archive, Watney Combe Reid Archives,
- 4.13 National Grid Reference: TQ 30155 81089



### CONSERVATION AREA (SEVEN DIALS ESTATE CONSERVATION AREA STATEMENT)

- 4.14 The 'Seven Dials (Covent Garden) Conservation Area Statement' is relevant to this building and therefore this application for listed building consent. There are a number of relevant references to the building and locality that any refurbishment proposal should take into account.
- 4.15 Seven Dials is listed in the Conservation Statement as a building which makes a positive contribution. In addition a number of shopfronts on Earlham Street are specified as a 'Shopfront of Merit'. This includes Belgo restaurant.



## 5.0 Planning History

- 5.1 **2016/5587/L** – Internal alterations including the removal of modern partition walls and finishes – Granted 27.10.2016
- 5.2 **2012/1402/P** - Installation of a louvre extract within existing window at rear first floor mezzanine level to Shelton Street elevation, together with additional ducting to the existing internal flue located at first floor mezzanine level. – Granted 19.06.2012
- 5.3 **2012/0658/L** - Installation of a louvre extract within existing window at rear first floor mezzanine level to Shelton Street elevation, together with additional ducting to the existing internal flue located at first floor mezzanine level. – Granted 19.06.2012
- 5.4 **2010/1195/P** - Temporary installation of a fibreglass elephant structure and associated informational plaque on the public highway to the front of 42 Earlham Street for a 3 month period - Granted 30.04.2010
- 5.5 **2008/5026/P** - Installation of two condenser units at roof level on the south-east (Shelton Street) elevation of existing office (Class B1). – Granted 24.12.2008
- 5.6 **2008/5102/L** - Installation of two condenser units at roof level on the south-east (Shelton Street) elevation of existing office (Class B1). – Granted 24.12.2008
- 5.7 **2008/3517/L** - Refurbishment of the interior ground and mezzanine floors. – Granted 07.10.2008
- 5.8 **2008/2994/L** - Internal refurbishment of basement, ground floor and first floor of existing retail shop (Class A1). – Granted 29.09.2008
- 5.9 **2008/0059/L** - Internal works to office space including the installation of cellular demountable partitioning and the installation of new condenser units to the existing roof plant enclosure. – Granted 09.06.2008
- 5.10 **2007/6258/P** - The installation of new condenser units to the existing roof plant enclosure. – Granted 09.06.2008
- 5.11 **2007/3801/L** - Samples of materials and details of repair methods for internal and external fabric of the building, pursuant to part of condition 5 of listed building consent dated 13 August 2007 (ref: 2004/2895/L) for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors. – 24.09.2007
- 5.12 **2007/0264/L** - Works associated with the erection of glass canopies above two entrances doors on the Earlham Street elevation. – Granted 05.04.2007
- 5.13 **2007/0262/P** - Erection of glass canopies above two entrances doors on the Earlham Street elevation. – Granted 05.04.2007
- 5.14 **2006/4038/L** - Details of materials and repair methods relating to the fabric of the building pursuant to part of condition 5 of listed building consent dated 13.08.04 (ref. 2004/2895/L) (for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors). – Granted 24.10.2006
- 5.15 **PSX0004558** - Refurbishment, alteration and extensions following fire damage to provide a mix of offices, community and restaurant uses including the erection of a roof extension at fifth floor level and roof top plant and associated alterations at ground floor level and facades, as shown on drawing numbers: Existing/Demolition drawings 633/P DE 5000 - 5010 (inclusive) Proposed drawings 633/P PB 5000B, PG5001C, P1 5002B, P2 5003A, P3 5004A, P4 5005A, P5 5006A, P6 5007B, P7 5008C, P E 5004D, P E 5005 D, P E 5006 D, GA E 5007A , PS 5021 B, P S 5022 C, External window schedule Revision A dated 19

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December 2000 to be read in conjunction with GA E 5001F, GA E 5002 E. 633/GA SK CO 081A, 633/GA SK CO 082, 633/GA AS 017C, SK CO 040A, SK CO 041A, SK CO 042A, SK CO 048A, 633/P SK 5017, P SK 5018, P SK 5019 Manufacturer's details and detailed drawings Bike1, 200/1, 200/2, 200/01A, 200/CHAN Additional Information Submitted in Support of the application but not forming part of the approved drawings (i)View Studies FPA 633/P LO 5001A, P SK 5013A, 5014A, 5015A, 5016A, 5022A, 5023A, 5024A, 5025A, 5026, 5027 (ii) axonometric of roof plan level 633/P SK 5020, 633/PD 500B, PD5001B (iii) reports Traffic and parking report dated January 2001 Proposed Servicing code Green Travel Plan Acoustic report dated 14/12/00 Daylight and sunlight studies dated 27/4/01 and 16/5/01 Note dated 24/4/01 relating to parapet wall level – Approved (subject to appeal) 18.04.2002

- 5.16 NB: This application was subsequently subject to a number of approval of conditions

## 6.0 Pre-application Consultations

- 6.1 A pre-application meeting has taken place on the 31<sup>st</sup> August 2016.
- 6.2 A pre-application response was received from LB Camden on 22<sup>nd</sup> September 2016.
- 6.3 The response primarily focused upon the refurbishment proposals for Seven Dials Warehouse. However, the pre-application response also makes comment upon the development of an additional storey of B1 office accommodation which does not form part of this application.
- 6.4 Relevant officer comments received in respect of this application for refurbishment and roof terrace include:
- External alterations at street level:**
- 6.5 **Paint Removal:** The proposed paint removal is acceptable in principle; however a method statement should be submitted to ensure that the proposed method of paint removal does not result in harm to the historic brickwork below. It is recommended that trials should be conducted and that the paint removal method should be carefully chosen in consultation with a specialist.
- 6.6 **Applicant response:** PAYE Conversation are currently undertaking trials relating to paint work removal and a method statement shall be prepared and submitted to the Council for consideration in due course in support of this application.
- 6.7 **Replacement of non-original doors and windows:** The proposed replacement of non-original doors and windows with metal-framed windows and doors is acceptable in principle. While the preference would be given to maintaining metal transoms and mullions to reflect the building's industrial character, it is accepted that the proposed windows may be justified if similar examples of window and door units have been allowed recently in the immediate vicinity.
- 6.8 **Applicant response:** It is confirmed that there are numerous examples nearby of ground floor unit windows and doors being installed without metal transoms and mullions. A clear window is deemed to be acceptable at this location to activate the frontage of the building and improve visibility of the internal uses.
- 6.9 **Internal Alterations (Ground / Mezzanine):** The following works are considered to be acceptable, and not to result in harm to the special interest of the listed building:
- Removal of the raised modern floor structure and wheelchair lift to increase the reception;
  - Modification of the modern steel staircase to mezzanine level;
  - Removal of modern stud partition walls;
  - Installation of new partition walls to divide the reception / studio space areas;
  - Installation of cycle storage facilities with access from Shelton Street, including the modification of the existing steel staircase, the creation of new openings within modern blockwork walls and installation of a new staircase to the lobby area beneath the existing cast iron beams.
- 6.10 **Internal Alterations (Upper Floors):** The relocation of the secondary means of escape stair from the third floor upwards to continue the existing secondary stair core at ground / first floor levels is acceptable, as well as the removal of the internal modern partition walls.
- 6.11 **Proposed Roof Terrace:** The proposed creation of a roof terrace on the existing flat roof is considered to be acceptable in design terms, subject to the glass balustrade being

## Pre-application Consultations

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sufficiently set in from the parapet to ensure that it is not visible from street level and in long views.

*Applicant response: The proposed roof terrace forming part of this application is sufficiently set back to avoid any visibility from street level or long views. This part of the application is considered important to the scheme to provide good quality outdoor amenity space for tenants of the building.*

- 6.12 Subsequent to receiving the pre-application response, the applicant and project team have taken due consideration of consultations with the Local Planning Authority and deem the proposals to be in accordance with discussions to date.

## 7.0 Planning Policy Overview

- 7.1 Camden's Development Plan comprises the London Plan, a Core Strategy Document (2010) and a Development Policies document (2010). A new-style Local Plan has recently been submitted for examination and as such, its policies also carry some weight when assessing applications. The key policy aspects are provision of employment space, heritage and amenity. For ease of reference, we have split relevant planning policy out between these specific aspects. A planning policy justification has been provided at the end of each aspect for consideration.

### Heritage / Design:

#### 7.2 London Plan

- **Policy 2.11 Ab** states that the Mayor will and boroughs should:

Seek solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.

- **Policy 7.8 Heritage Assets and Archaeology** states:

c) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate;

d) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

#### 7.3 Camden Core Strategy

- **Policy CS9 Achieving a Successful Central London** states:

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We (Camden) will:

a) recognise its unique role, character and challenges;

f) take into account the specific identity of the areas within Central London when taking decisions on planning applications and in relevant initiatives and works;

i) preserve and enhance the area's historic environment;

- **Policy CS14 Promoting High Quality Places and Conserving our Heritage** states:

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views."

# Planning Policy Overview

## 7.4 Camden Development Policies

- **Policy DP24 Securing High Quality Design** states:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- h) the provision of appropriate amenity space;

- **Policy DP25 Conserving Camden’s Heritage** states:

Conservation areas - In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

For listed buildings, it states:

To preserve or enhance the borough’s listed buildings, the Council will:

- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.”

## 7.5 Forthcoming Local Plan (Submission Draft)

- **Policy D1 Design** states that the Council will seek to secure high quality design in development. The Council will require that development:

- a) respects local context and character;
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d) is of sustainable and durable construction and adaptable to different activities and land uses;
- e) comprises details and materials that are of high quality and complement the local character;

# Planning Policy Overview

- g) is inclusive and accessible for all;
  - l) incorporates outdoor amenity space;
  - m) preserves significant and protected views;
  - o) carefully integrates building services equipment.
- **Policy D2 Heritage** states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets, including conservation areas and listed buildings.

In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

To preserve or enhance the borough’s listed buildings, the Council will:

- j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k) resist development that would cause harm to significance of a listed building through an effect on its setting.

## Heritage and Design – Planning justification

- 7.6 The proposed refurbishment, external alterations and roof top terrace meet all of the above criteria set out in National, London and Local policy requirements. The overall proposal seeks to provide modern, attractive, flexible office space to meet the needs of modern office occupiers, whilst taking into full regard the historic character and importance of the building. The proposed refurbishment seeks to re-establish the warehouse, industrial character of the building’s past, noting that the upper storeys of the building do not form part of the original building. As has been highlighted in the ‘Historic Building Report’, the upper storeys were re-built subsequent to significant fire damage.
- 7.7 The proposed roof terrace will provide valuable outdoor amenity space for the building without compromising the visual heritage value of the building. This feature would prove to be an important addition to Seven Dials Warehouse, providing outdoor space for building tenants.
- 7.8 The proposal, taken as a whole, will deliver a refurbishment to this building that will be of the highest quality of design, taking a comprehensive sympathetic account of the heritage characteristics of the building.

## Employment:

### 7.9 London Plan

- **Policy 2.11 Ab** states that the Mayor will and boroughs should:

Seek solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.

- **Policy 4.2 offices** states that the Mayor will and boroughs should:

c) encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility

d) seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities.

### 7.10 Camden Core Strategy

- **CS8 – promoting a successful and inclusive Camden economy:**

The Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success. We will:

a) promote the provision of 444,000 sq m of permitted office floorspace at King’s Cross as well as in the range of 70,000 sq m of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq m to 2026;

- **Policy CS9 Achieving a Successful Central London** states:

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We (Camden) will:

b) support Central London as a focus for Camden’s future growth in homes, offices, shops, hotels and other uses;

c) seek to ensure that development in Central London, in the growth areas of King’s Cross, Euston, Tottenham Court Road and Holborn and beyond, contributes to London’s economic, social and cultural role while meeting the needs of local residents and respecting their quality of life;

n) allocate sites within Central London for appropriate uses, including offices and housing, in the Camden Site Allocations document.

### 7.11 Camden Development Policies

- **Policy DP13 Employment Sites and Premises:**

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business.

### 7.12 Forthcoming Local Plan (Submission Draft)

- **Policy E1 Economic Development** states that the Council will secure a strong economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. Camden Council will:

b) maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions;



f) direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031;

g)ii) Support Camden’s industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 – Employment premises and sites;

- **Policy E2 Employment premises** and sites states that the Council will encourage the provision of employment premises and sites in the borough.

**Employment – Planning justification**

- 7.13 The proposed refurbishment, external alterations and roof top terrace meet all of the above criteria set out in National, London and Local policy requirements. The overall proposal seeks to provide a renewal and modernisation of existing office space to improve its quality and flexibility.
- 7.14 The proposed modern, attractive, flexible office space will meet the needs of modern office occupiers, whilst taking into full regard the historic character and importance of the building.
- 7.15 Crucially, this proposed development will assist in securing a strong economy for Camden, providing a high quality working environment where businesses want to operate and employees want to work.

**Amenity**

**7.16 Camden Core Strategy**

- **CS5 – Managing the impact of growth and development** states:

The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by:

- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- g) requiring mitigation measures where necessary.

**7.17 Camden Development Policies**

- **Policy DP26 Managing the Impact of Development on Occupiers and Neighbours** states:

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;

- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

7.18 **Forthcoming Local Plan (Submission Draft)**

- **Policy A1 Managing the Impact of Development** states that when assessing proposed developments, the Council will:
  - a) Seek to ensure that the amenity of communities, occupiers and neighbours is protected; and
  - b) See to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.

The factors that will be considered by Camden Council include:

- c) visual privacy, outlook;
- d) sunlight, daylight and overshadowing;
- e) artificial lighting levels;
- f) transport impacts, including the use of Transport Assessments, Travel Plans and Servicing and Delivery Management Plans;
- g) impacts of the construction phase, including the use of Construction Management Plans;
- h) noise and vibration levels;
- i) odour, fumes and dust;

**Amenity – Planning justification**

- 7.19 The proposed refurbishment, external alterations and roof top terrace meet all of the above criteria set out in National, London and Local policy requirements. The overall proposal will ensure that the amenity of local residents and businesses are protected both during construction and operation.

## 8.0 Conclusion

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### Overall summary of proposal:

- 8.1 This application for Planning and Listed Building Consent has been submitted seeking consent for comprehensive refurbishment of Seven Dials Warehouse, ensuring that the building remains attractive to modern office occupiers. This application should be read in conjunction with the recent granting of listed building consent for Category B strip-out works (ref: 2016/5587/L).
- 8.2 The proposals have been developed to respond directly to the important heritage qualities of the building, ensuring that the design is fully sympathetic to the form, scale, materials and architectural qualities of the building. An important addition to the building has also been incorporated into the proposed design by way of the introduction of a roof terrace to provide much needed outdoor amenity space for occupying tenants.
- 8.3 Whilst protecting and restoring the building’s heritage qualities, the proposals will also serve an important purpose by ensuring that this building attracts and retains businesses and occupiers wishing to be located in Camden, subsequently helping to secure a strong economy for Camden.
- 8.4 We would therefore urge the Council to grant approval for these proposals.