

CC/P6466
15 December 2016

Development Planning Services
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sirs

3 Shorts Gardens, London, WC2H 9AT

Renewal of an application for full planning permission for an infill development to comprise of one residential unit, a new residential entrance to Seven Dials Court and new shop frontage to Shorts Gardens

Planning Portal Ref: 05525760

On behalf of the applicant, Shaftesbury Covent Garden Ltd, we submit a renewal an application for full planning permission application previously approved on 01 May 2014 for an infill development at 3 Shorts Gardens. We note to the Council for the purpose of this application that the development remains as previously consented. No further additions or alterations are sought.

In support of this application electronic copies of the following documents have been submitted online via the Planning Portal:

- a site location plan;
- existing and proposed drawings;
- a design and access statement;
- daylight sunlight assessment;
- historic photos;
- A completed CIL form.

This letter provides supporting information which should be considered as part of this renewal application. The requisite planning application fee of £385 has been paid online to Camden Council.

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Site Location and Existing Use

The application site is located to the northern side of Shorts Gardens and lies between properties numbered 1 and 5-11 Shorts Gardens. The application site currently comprises a small upper courtyard which provides access from Shorts Gardens to the residential flats located to the upper floors of Seven Dials Court. At street level, a temporary tent structure provides access to the ground and basement floor premises which is currently occupied by tenants SOUK, Class A3 Use. The application site is not statutorily listed; however is located within the Covent Garden (Seven Dials) Conservation Area and Central Activity Zone (CAZ).

The application site was a former derelict bomb site, as depicted in photos retrieved from Camden's Planning Archives, and cleared of all original building structures in the late 1970's; hence the existing break along Shorts Gardens street frontage. The Seven Dials Renaissance document (1998), previously endorsed by the London Borough of Camden, refers to 3 Shorts Gardens as the 'unfortunate gap' which is the 'only remaining break in the building line in Seven Dials Conservation Area'. The document further stipulates 'it would be greatly enhanced if this hole-in-the-wall were to be plugged with a well-designed infill development'. The renewal of this application will allow flexibility for the client to implement this permission at a later date when suitable opportunity arises in the future.

Relevant Planning History

This renewal application relates to planning permission which was granted subject to an approved s.106 agreement on 01 May 2014 for an 'infill development to comprise of one residential unit, a new residential entrance to Seven Dials Court and new shop frontage to Shorts Gardens' (LPA Ref. 2013/4861/P).

Planning permission was also granted subject to an approved s.106 agreement on 09 October 2002 for an 'infill development including new residential access and 1 x 1 bedroom dwelling (Class C3)' (LPA Ref. PSX0005445).

The Proposal

This application continues to present an excellent opportunity to complete the street elevation along Shorts Gardens. The entrance steps leading up to the residential flats within Seven Dials Court and recessed shopfront have continued to present problems relating to anti-social behaviour and vagrancy. In consideration of this and the positive opportunity to redevelop the site, the proposed

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scheme previously approved is summarised below:

- The redevelopment of 3 Shorts Gardens to provide an infill development and new street frontage comprising of a ground plus two storeys, taking into consideration previous daylight/sunlight standards to the rear of the property (as previously considered acceptable by the Council LPA Ref. 2013/4861/P). The infill development will be constructed from brick and rendered. Traditional timber double glazed sash windows and sandstone lintels have been incorporated to retain the existing character of the Conservation Area and complement existing street materials. The small rear sloping roof will be clad in slate.
- The provision of 1 x 1 bedroom residential unit (1b2p) to upper two storeys, measuring approximately 43.4 sqm. The residential unit has been configured with bathroom and bedroom facilities to the first floor and open plan living quarters and kitchen to the second floor. Cycle provision has been provided to the rear court yard with the provision of x1 Sheffield Cycle stand.
- The creation of a new communal residential entrance at ground to first floor to prevent further antisocial behaviour taking place on the existing entrance steps. The proposed secure timber entrance door will be flush with the existing street facade and will maintain the existing residential access to Seven Dials Court and retain an escape route from the rear of Neal's Yard.
- The construction of a traditional timber framed shopfront to the ground floor fronting Shorts Gardens, removing the existing temporary tent structure and instead provide a coherent street frontage. The new shop frontage will provide an additional 10sqm of restaurant (Class A3 floorspace) thereby creating a permanent and secure entrance in conjunction with the existing basement and ground floor tenants SOUK.

Please refer to the previously approved plans and elevation drawings numbered 21189-06, 21189-07, 21189-08, 21189-09, 21189-10, and 21189-11 for further details of the proposed infill development, materials and how it will relate to the surrounding properties. There are no design changes from the previously approved application, hence these drawing numbers remain the same.

Planning Policy Consideration

The proposed development was previously accepted to be supportive and in accordance of Camden's adopted Core Strategy [2010], Development Management Policies Document [2010] and the Seven Dials Conservation Area Statement [1998] as outlined below. None of the policies have

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been superseded since 2013.

The proposed infill development continues to assist Camden Council in making full use of the Borough's capacity for housing, helping to achieve Camden's annual housing target of 665 dwellings as set by London Plan Policy and Core Strategy Policy CS6 – Providing Quality Homes. The proposal will provide a well-designed and comfortable 1 bedroom residential unit, measuring approximately 43.4sqm, in the heart of Central London, thereby supportive of Core Strategy Policy CS9 – Achieving a Successful Central London which encourages residential units in Central London. The proposed development further acknowledges Development Policy DP5 – Homes of Different Sizes with the proposal taking into account the character and constraint's the development site presents along with the developments restricted height. As such, the proposed 1 bedroom 2 person flat measures approximately 43.4sqm. The proposed floorspace was considered acceptable by officers in light of the proposal's high quality living space provided across two floors and existing site constraints. Officers note that 'at 44 sqm, the proposed 1-bed (2-person) flat falls just below the minimum floorspace requirement of 48 sqm set out by CPG2; however given the tight site constraints and likelihood that any extension to the floor space would impact on neighbouring properties, this slight shortfall is considered acceptable in this case'.

The proposed infill development will provide a new secure access/entrance to the Seven Dials Court and the proposed residential unit and effectively restore the inner courtyard of Seven Dials Court with the provision of paving and gravel to the rear of the development. The proposal, taking into consideration previous daylight/sunlight issues to the rear of the property (as noted within previous applications LPA Ref. PSX0005445 and 2013/4861/P) and in accordance with Core Strategy Policy CS9 and CS5 seeking to protect residential amenity, the infill development has been cut away to the rear thereby retaining a 45 degree cut away angle and minimising the height of the development to two storeys. This application is supported by a Daylight Sunlight Assessment provided by CHP Surveyors who confirm that the development will not have a detrimental impact upon existing daylight or sunlight conditions. BRE guidelines would therefore be met in the case of both 37 & 39 Monmouth Street and 41 Monmouth Street.

The proposal has been designed to provide a building that is sympathetic in both scale and layout to the surrounding buildings; ensuring the character of Shorts Gardens and Seven Dials Conservation Area is enhanced and preserved for the future. The infill development will effectively complete the original street scene of Shorts Garden and in the process plug the unfortunate gap in the terrace between Nos. 1 and 5 Shorts Gardens. The proposal is thus fully supportive of Core Strategy Policy CS14 encouraging development to be attractive safe and accessible, of the highest standard of design in respect to its local context, setting and character. It is considered the proposal is further in accordance of Development Policies DP24 – Securing high quality design and DP25 – Conserving

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Camden's Heritage.

Officers and Members noted as part of the previous application 2013/4861/P that it is considered that the 'principle of the two-storey infill extension is acceptable. Although it would not match the height of neighbouring terraced properties on the northern side of Shorts Gardens, which are four or five storeys high, it cannot be said that it would be dominant or incongruous when viewed from the street. The reduction in height by a storey also offsets any material loss of amenity to neighbouring occupiers to the rear on Monmouth Street'.

Further, as detailed as part of the submitted design and access statement, officers agreed that having regard to the proposed materials 'the proposed brick and render is considered appropriate in this location given its context with neighbouring buildings to the immediate west on Shorts Gardens, which are also rendered. The new shopfront and residential entrance would represent an improvement on the existing informal canopy structure and uncovered staircase which provides access to flats to the rear in Seven Dials Court'.

As in accordance with Camden's CPG 7 – Transport, x1 Sheffield Cycle Stand has been provided to the rear courtyard for future residents.

Conclusion

The scheme has been accepted in that it accords with Camden's Development policy and standards in relation to neighbour amenity and design, being sympathetic to the character of the Seven Dials Conservation Area. The design of the development has not changed from the previous permission (LPA Ref. 2013/4861/P). The proposal will continue to provide one residential unit and restore a traditional timber shopfront to the street scene of Shorts Gardens, while ensuring further antisocial behaviour is deterred with the creation of a secure communal residential entrance to Seven Dials Court. Officers previously agreed with Members that the proposal was 'considered acceptable in land use, design, amenity and highways terms, subject to a section 106 agreement being secured'.

If you require any additional information in order to determine the above application, or wish to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully



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For and on behalf of
Rolfe Judd Planning Limited