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Development Management  
London Borough of Camden  
Camden Town Hall Extension  
Argyle Street  
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WC1H 8EQ

23 February 2017

Dear Sir/Madam

**RE: APPLICATION BY SHEPHERD FOODS HOLDINGS LTD FOR VARIATION OF CONDITION 3 (TO ALLOW THE INSTALLATION OF ADDITIONAL WINDOWS IN THE DRURY LANE ELEVATION) OF PLANNING PERMISSION 2014/1157/P FOR THE ERECTION OF TWO MANSARD ROOF EXTENSIONS FACING SHELTON STREET AND DRURY LANE TO PROVIDE ADDITIONAL CLASS B1 OFFICE FLOOR SPACE AT 77 SHELTON STREET AND 24/25 DRURY LANE, WC2B 5RH**

This application has been submitted via the Planning Portal (reference PP- 05856673). Accordingly, please find the following attached in support of the planning application:-

1. Planning application form, signed and dated;
2. Relevant ownership certificates, signed and dated;
3. Site location plan at scale 1:1250 ref: 615WC2/43/1-SLP02;
4. Roof plan as approved ref: 2459/30 - APPROVED under 2014/1157/P;
5. Elevations as approved ref: 2459/31 – APPROVED under 2014/1157/P;
6. Sections as approved ref: 2459/32 – APPROVED under 2014/1157/P;
7. Elevations with proposed amendment ref: 2459/31 REV A (to supersede plan 2459/31);
8. Drury Lane detailed elevation to show proposed change ref: 4760/P1; and
9. Drury lane elevation photograph for information only.

Payment of £195 to cover the planning application fee will be arranged upon submission of this application. Please note that this covering letter also includes the **Design and Access Statement** and **Heritage Statement** so I would be grateful if you could take into consideration the contents of this letter in the determination of the planning application.

### **Background**

The property comprises a 2/3 storey building constructed in, approximately, the 1950s with retail at ground floor and offices above. The ground floor is currently occupied by Majestic Wine Warehouses (the part fronting Drury Lane) and Startisans (facing Shelton Street).

Planning permission (ref: 2014/1157/P - approved 3 June 2014) granted consent for the erection of two mansard roof extensions facing Shelton Street and Drury Lane to provide additional Class B1 office space (102.5 sq.m at the Shelton Street end of the unit of the building and 112 sq.m at the Drury Lane end). Due to the staircase and access arrangement, it would be possible for either of these office elements to be occupied independently from the first floor level or together enabling ultimate long term flexibility.

### **The Proposal**

This application seeks to vary condition 3 which states that *'the development hereby permitted shall be carried out in accordance with the following approved plans – 2459/31, 2459/32 (received 13/02/2014) and 2459/30 (received 11/03/2014)'*. The reason stated for this condition was *'for the avoidance of doubt and in the interests of proper planning'*.

This application merely seeks to vary the approved plans to enable the addition of windows at second floor level (above and matching existing windows on the first floor level) on the Drury Lane elevation. Various window options were considered in the design process but the most appropriate solution was windows matching those at first floor level. The area above the first floor windows is currently brick and is effectively a storey high parapet wall which currently has nothing behind it. The original application sought to use this wall as the rear wall of the office accommodation. However, it is now suggested that to improve the internal environment of the new office floor space windows should be inserted into this elevation.

It is considered that the addition of windows at second floor level that match the windows at first floor will actually improve the appearance of the building, removing the bland bricked area and creating more visual interest and a better balanced building. Accordingly, submitted plans 2459/31 REV A and 4760/P1 show the additional windows on the Drury Lane elevation. The photograph enclosed shows the current situation for information only.

Please note that the ground floor shop elevations have also changed since the original application was submitted and the latest position is reflected the updated plans.

Accordingly, it is requested that condition 3 is varied to state:-

*'The development hereby permitted shall be carried out in accordance with the following approved plans –2459/32 (received 13/02/2014) 2459/30 (received 11/03/2014) and 2459/31 REV A and 4760/P1 (received TBC)'*.

### **Planning Policy**

The National Planning Policy Framework, adopted in March 2012, confirms that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise, but also confirms the assumption in favour of sustainable development, which includes seeking positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life.

The relevant Development Plan Policies are contained in the Camden Core Strategy and Camden Development Policies Document, both adopted in November 2010. It is relevant to note that the site falls within the Seven Dials Conservation Area, the Central Activity Zone (CAZ) and within a 'highly accessible area'.

Development Policy DP24 seeks high quality design from new development reflecting and respecting its location and neighbours, and seeking quality materials. Policy DP25, relating to conservation areas requires development to preserve and enhance such areas.

### **Planning Issues**

The principle of the use and design is established through the existing consent on the site. The only relevant issue to this application is the addition of windows at second floor level on the Drury Lane elevation. As noted above it is considered that the addition of windows in this elevation will significantly improve the internal office environment for future occupiers, creating a lighter, brighter and airy office.

Visually it is considered that the addition of windows in the Drury Lane elevation improve its visual appearance of the building by breaking up a large expanse of brickwork which is not in keeping with the wider area. Accordingly, the addition of windows, mirroring those at first floor level, creates a balanced building respecting the nearby buildings and area, in which all buildings have windows at first, second and, where relevant, third level.

There are no amenity issues arising from the proposal as the new windows do not create any additional overlooking opportunities as the area is a high density central London location, where the existing buildings and windows are in close proximity.

As noted above the site is with the Seven Dials Conservation area. Given the existing appearance of the building it is considered that the additional windows improve its appearance and cause no harm to the appearance of the conservation area. It could be considered that they actually improve the appearance of the building and therefore the conservation area.

### **Heritage Considerations**

Consideration has been given to the proposals impact on the conservation area and it is considered that there will be no adverse impact upon it.

### **Design and Access Statement**

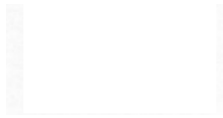
The issues of design have been covered above. All aspects of the site/building and the character of the area have been considered in the evolution of this proposal and it is considered the proposal is appropriate in design terms. Access issues are not relevant to this proposal.

### **Conclusion**

This application to vary condition 3 with the addition of windows in the Drury Lane elevation have the benefit of creating a much improved new office environment. Through the matching of the windows to the first floor, a balanced building is created, which is entirely appropriate in this conservation area location and will have no adverse effect on other local occupiers. Accordingly, it is considered the proposal accords with national and local policy.

I look forward to discussing the application in due course but if you have any queries please do not hesitate to contact me on 07770 328674 or [jackieford.plan@btinternet.com](mailto:jackieford.plan@btinternet.com).

Yours faithfully



**Jacqueline Ford**

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