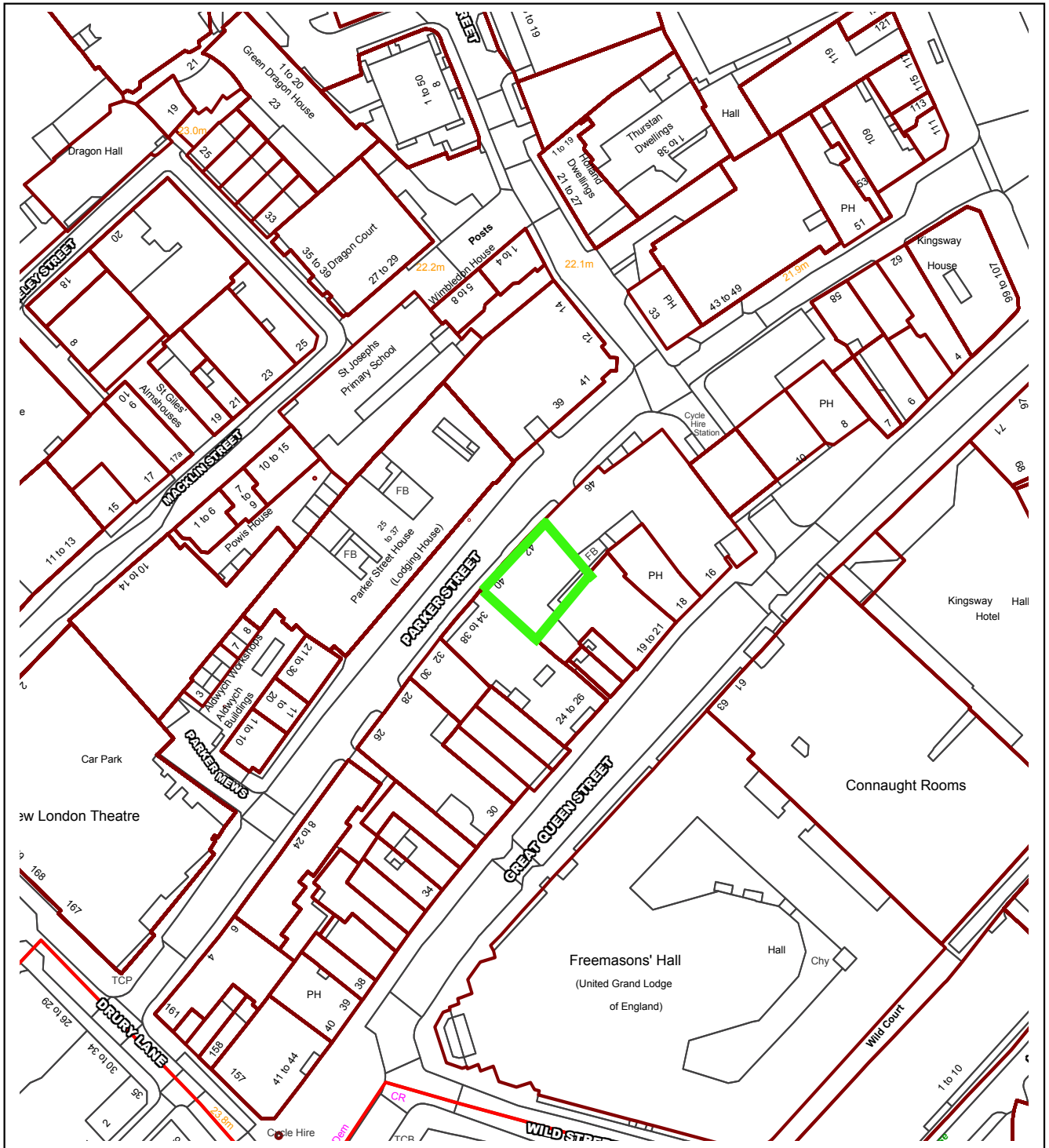


# Site plan 40-42 Parker Street



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# Site photos 40-42 Parker Street



1. Aerial View



2. Top floors elevation.



3. Streetscene view



4. Streetscene view

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/04/2017</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>17/03/2017</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Nora-Andreea Constantinescu				2016/6431/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40-42 Parker Street London WC2B 5PQ				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of 1 storey roof extension at 4th floor level for use as offices (Class B1) with front and rear terrace, green roof and plant room at 5th floor level.							
<b>Recommendation(s):</b>		Grant conditional planning permission subject to a section 106 legal agreement.					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	Site notices Press Notice	<b>24/02/2017-17/03/2017</b> <b>15/02/2017-05/01/2017</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	No objections have been received from the neighbouring residents.					
<b>Bloomsbury CAAC</b>	<p>Objection in relation to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> <li>a) Unsustainable overdevelopment which would detract from the amenity of the street and conservation area</li> <li>b) The detailed design bears no relation to the existing building</li> </ul> <p><i>Officer response:</i>  <i>The scheme has been revised since the comments were received.</i></p> <ul style="list-style-type: none"> <li>a) <i>The revised development due to its proposed design, green roof, sitting and projection is not considered to cause significant harm to the appearance of the host building and wider conservation area. See para 4.2, 4.3, 4.4, 4.5</i></li> <li>b) <i>The revised extension has a modern appearance with a subordinate scale which is considered to respect the sitting of the existing building whilst introducing a new approach. Se para 4.2, 4.3, 4.4.</i></li> </ul>					
<b>Covent Garden Community Association</b>	<p>Comments on the proposed development in relation to:</p> <ul style="list-style-type: none"> <li>a) Should the Council grant permission, a conditions should be included that limits hours of use of the balcony/terrace to standard business hours (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays) - in order to protect residential amenity from noise and disturbance at anti-social hours</li> <li>b) The applicant has missed the opportunity to propose a design that is more in keeping with the warehouse-style building. While not visible from the street, the extension would be seen from many vantages in the surrounding area.</li> </ul> <p><i>Officer response:</i>  <i>The scheme has been revised since the comments were received.</i></p> <ul style="list-style-type: none"> <li>a) <i>A condition would be attached to restrict the hours of use for the terraces. See para 4.3</i></li> <li>b) <i>The revised extension would have a subordinate but modern appearance which is considered to respond positively to the existing building. Se para 4.2, 4.3, 4.4, 4.5.</i></li> </ul>					



## Site Description

The application building comprises 4-storey with flat roof including plant room and is located on the south side of Parker Street, south west of Newton Street and north of Great Queen Street; and west of High Holborn and east of Drury Lane.

The general character of the area is mixed commercial and residential. The building is currently occupied and used as commercial business floorspace. The host building is mid –terrace and also forms a terrace group of flat roof buildings of similar height and age.

The building has a neutral status in that it is not identified as a building which makes a positive contribution to the conservation area. The site is located in Seven Dials (Covent Garden) conservation area. It is not listed.

## Relevant History

2014/7745/P - Erection of 2 storey roof extension with terraces, to create 1 x one bed unit, 1 x two bed unit and 1 x three bed unit. – Granted Subject to S106 Legal Agreement 18/03/2015

2014/2113/P - Change of use at third floor level from business floorspace (Class B1a) to residential (Class C3) and erection of 2 storey roof extension with terraces, in connection with creation of 6 (2x1, 3x2 & 1x3 bed) flats. – Appeal for Non-Determination – Appeal dismissed 12/02/2015

8800557 Addition of part third floor extension and plant room at roof level addition of ground floor extensions at side and rear covering existing passageway and alterations to elevations for use for B1 purposes; Approved March 1989

9000527 Alterations to the design of third floor mansard extension as an amendment to the scheme which received planning permission on 2nd March; Approved February 1991

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan 2016

### LDF Core Strategy and Development Policies

#### Core Strategy

CS1 - Distribution of growth

CS3 - Other highly accessible area

CS5 - Managing the impact of growth and development

CS8 - Promoting a successful and inclusive Camden economy

CS9 - Achieving a successful Central London

CS11 - Promoting sustainable and efficient travel

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS19 - Delivering and monitoring the Core Strategy

#### Camden Development Policies

DP16 - The transport implications of development

DP17 - Walking, cycling and public transport



DP18 – Parking standards and limiting the availability of car parking  
DP19 - Managing the impact of parking  
DP20 - Movement of goods and materials  
DP21- Development connecting to the highway network  
DP22 – Promoting sustainable design and construction  
DP24 - Securing high quality design  
DP25 - Conserving Camden’s heritage  
DP26 - Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance**

CPG1 - Design 2015  
CPG3 - Sustainability 2015  
CPG5 - Town Centres/ Retail and Employment 2013  
CPG6 - Amenity 2011  
CPG7 - Transport 2011  
CPG8 - Planning obligations 2015

### **Covent Garden Conservation Area Appraisal and Management Strategy 2011**

#### **Camden Local Plan Submission Draft 2016**

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth  
Policy A1 – Managing the impact of development  
Policy H1 – Maximising housing supply  
Policy H3 – Protecting existing homes  
Policy H7 – Large and small homes  
Policy D1 – Design  
Policy D2 – Heritage  
Policy C6 - Access  
Policy CC1 – Climate change mitigation  
Policy DM1 – Delivery and monitoring  
Policy E1 - Economic Development  
Policy E2 – Employment premises and sites  
Policy T1 – Prioritising walking, cycling and public transport  
Policy T2 – Parking and car free development  
Policy T3 – Transport Infrastructure  
Policy T4 – Sustainable movement of goods and materials

### 1. Proposal

- 1.1. Previously planning permission has been granted subject to s106 legal agreement under planning application reference number 2014/7745/P for the erection of 2 storey roof extension with terraces to accommodate 3 residential units.
- 1.2. The current proposal comprises 1 storey roof extension (with a height of 3m) at 4<sup>th</sup> floor for use as an office (Class B1) with front and rear terraces with glass balustrades, green roof and plant room at 5<sup>th</sup> floor level. It would have a contemporary design with zinc cladding, floor to ceiling sliding glazed doors and it would be set back from the front and rear elevations.

### 2. Assessment

2.1 The main considerations in relation to the proposed development are:

- Land use
- Design
- Impact on neighbouring amenity
- Transport
- Planning obligations

### 3. Land use

3.1 The proposal will result in an additional 192sqm of commercial floor space to existing commercial premises. The Council promotes development in Central London as it is highly accessible by a range of means of transport (Policy CS1 and CS3). Policy CS9 'Achieving a successful Central London' also supports Central London as a focus for Camden's future growth in homes and offices. Likewise Policy CS8 'Promoting a successful and inclusive Camden economy' promotes the provision of office floorspace in Central London. The additional floorspace is considered acceptable within Central London area and in accordance with planning policy.

### 4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

4.2 The character of Parker Street around the application site is relatively low rise and unenclosed, with small-scale 19<sup>th</sup> century commercial buildings of three to five storeys. The application site is composed of two buildings, no 42 which is an attractive historic building in gault brick with red brick dressings, with flat-arched window heads to the lower floors and Italianate round-headed windows to the top floor; and no 40 which is similarly composed but

constructed of stock brick.

4.3 The proposed extension would sit on top of nos 40-42 and would have a modern appearance with a height of 3m including the green roof which would match the height of no. 38 Parker Street. The extension would be set back from the front and rear elevations in order to limit its scale and visible bulk from the public realm and private views from neighbouring residential buildings. To the front and rear elevations, the extension would have floor to ceiling sliding glazed doors to terraces, with double glazed windows and doors and powder coated aluminium frames. The terraces would be enclosed to the front and rear by frameless perforated sandblaster glass balustrades, which by their simple design would minimise their visual prominence and have a subordinate appearance. The use of the terraces would be conditioned in line with office hours.

4.4. The access on the proposed 4<sup>th</sup> floor would be made through an extension of the existing staircase and lift shaft. The staircase would have a sloped glazed roof on the front elevation with aluminium frames to match the windows and doors, not visible from the street due to its design and sitting. Due to technical considerations the lift would extend further up with a lift over run at the 5<sup>th</sup> floor which would include a plant room and be enclosed by a timber finished structure with zinc cladding to match 4<sup>th</sup> floor. This element, due to its sitting and small proportions would not be visible from the streetscene, and when seen from the private views would appear subordinate and discrete.

4.5 The roof of the 4<sup>th</sup> floor extension would be modular green roof such as the Wildflower and Sedum GrufeKit system from ANS Global. The system is made using 'GrufeTiles' which are pre-grown with 8-12 varieties of sedum and 20-30 varieties of wildflower. The green roof maintenance programme submitted confirms that the planting has been grown in the 95-100mm deep carriers for 12-18 months before being brought to site, to ensure its green appearance and from the day one and this also minimise initial maintenance as the roots of the plants are already established. Correspondence with the tree officers stated that additional details of the green roof would be secured by means of condition.

## **5. Impact on neighbouring amenity**

5.1 Due to the sitting of the host building and proposed extension, there would be no overlooking issues raised to the north as these views are across the public highways whereby the CPG 18m distance is not applicable. At the rear, buildings in Great Queen Street form shared boundaries and they are largely in commercial uses. It is therefore considered that no harm in terms of overlooking would occur and the proposal is considered acceptable.

5.2 In relation to the plant machinery, a unit is proposed at the 4<sup>th</sup> floor to the rear terrace. This would be enclosed by the neighbouring buildings which are of varying heights and would not be visible from the public realm due to the height of the surrounding buildings. Due to its location and scale, it is not considered that significant harm would be caused to the private views surrounding the site, to the appearance of the host building and neighbouring properties. The Council's Environmental Health officer is satisfied with the acoustic report as the plant will be in compliance with the Council's required standards subject to a condition to ensure that noise from the plant would be beneath the Council's noise thresholds. The proposal is therefore in compliance with policy DP26.

## **6. Transport**

6.1 The council expects cycle parking at new developments to be provided in accordance with the standards set out in the London Plan. For B1 office uses this requires the provision of 1 space per 90sqm for long stay use and 1 space per 500sqm for short stay. With a floor area of

192sqm this gives a requirement for 2 spaces. The proposal includes 2 cycle parking spaces inside the building close to the entrance, with wall anchor bolted to structural wall, which allows for secure fixing of frame and wheels using a chain with a lock which is considered acceptable.

6.2 No off-street car parking is currently provided and none is proposed. The site is located south of Euston Road and so is already subject to restrictions on Business Parking Permits, so a car free agreement is considered unnecessary in this instance.

## 7. Planning Obligations

### Construction management plan

7.1 In order to minimise any impact from the proposed building works on Parker Street and neighbours, a Construction Management Plan would be secured under section 106 legal agreement.

### Highways works

7.2 Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. Therefore financial contribution for highways works (repaving the footway) directly adjacent to the site on Parker Street would be secured under a s106 legal agreement.

### CIL

7.3 This proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA. Based on the information given on the CIL form, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £9,600 (192sqm x £50) for the Mayor's CIL and £96,000 (192sqm x £500) for the Camden CIL. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## 8. Recommendation

Grant conditional planning permission subject to a section 106 legal agreement.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> April 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Metropolitan                      Development  
Consultancy  
66 Bickenhall Mansions  
Bickenhall Street  
London  
W1U 6BS

Application Ref: **2016/6431/P**

07 April 2017

Dear Sir/Madam

**DRAFT**

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**40-42 Parker Street**  
**London**  
**WC2B 5PQ**

Proposal:  
Erection of 1 storey roof extension at 4th floor level for use as offices (Class B1) with front and rear terrace, green roof and plant room at 5th floor level.

Drawing Nos: 7893 SLP Rev A; 7893/01; 7893/02A; 7893/03A; 7893/30E; 7893/31E; 7893/33.

Plant noise assessment dated February 2014; Green roof maintenance programme dated March 2017; Grufe Tile Specification Sheet; Photosheet 01; Construction management plan pro forma; Sequential test statement dated November 2016.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

7893 SLP Rev A; 7893/01; 7893/02A; 7893/03A; 7893/30E; 7893/31E; 7893/33.

Plant noise assessment dated February 2014; Green roof maintenance programme dated March 2017; Grufe Tile Specification Sheet; Photosheet 01; Construction management plan pro forma; Sequential test statement dated November 2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows and doors.
- b) Manufacturer's specification details and samples of the zinc cladding.

c) Detailed drawings 1:10, manufacturer's specification details and samples of the new balustrade.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The use of the balcony/terrace hereby approved shall be limited to standard business hours and shall not be used between 21:00 and 08:00 Monday to Friday, and not at all on weekends and Bank Holidays.

Reason: In order to prevent harm to neighbouring amenity in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of development a plan showing details of the living roof (in the area indicated on the approved roof plan) including: materials, species, planting density, habitat features, and substrate; a statement of the design objectives, including justification of roof type/species selection; a plan showing the area covered by the roof; a site specific management plan including an initial scheme of maintenance; and a section at scale 1:20 (showing that adequate depth is available in terms of the construction and long term viability) shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA. Based on the information given on the CIL form, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £9,600 (192sqm x £50) for the Mayor's CIL and £96,000 (192sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



**DRAFT**

**DECISION**