

**metropolis**<sup>pd  
as  
green</sup>  
Planning and Design

# Planning Statement

20 Flaxman Terrace, London, WC1H 9AT

on behalf of  
Salaft Properties Ltd

31/03/17  
Job Ref: 1384

## Practice Information

---

Contact:

Metropolis  
4 Underwood Row  
London  
N1 7LQ

T: 020 7324 2662  
F: 020 7324 2663  
[www.metropolispd.com](http://www.metropolispd.com)

Directors  
Greg Cooper  
Paul O'Neill

Associates  
David Symonds  
Ian Conneely

# Table of Contents

---

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Planning History
- 4.0 Proposed Scheme
- 5.0 Planning Policy Framework
- 6.0 Scheme Assessment
- 7.0 Planning Obligations and CIL
- 8.0 Conclusion

## Appendices

Appendix 1 - Email correspondence dated 15.03.2016



**Site Location Plan**



**Existing Building**

# 1.0 Introduction

---

- 1.1 On behalf of our Client, Salaft Properties Ltd, Metropolis Planning and Design have been instructed to submit this application for the following development at 20 Flaxman Terrace, London, WC1,

*"Single storey extension of existing building at second floor level to provide 233 sqm (GIA) of additional B1 office accommodation with associated plant, cycle and refuse store."*

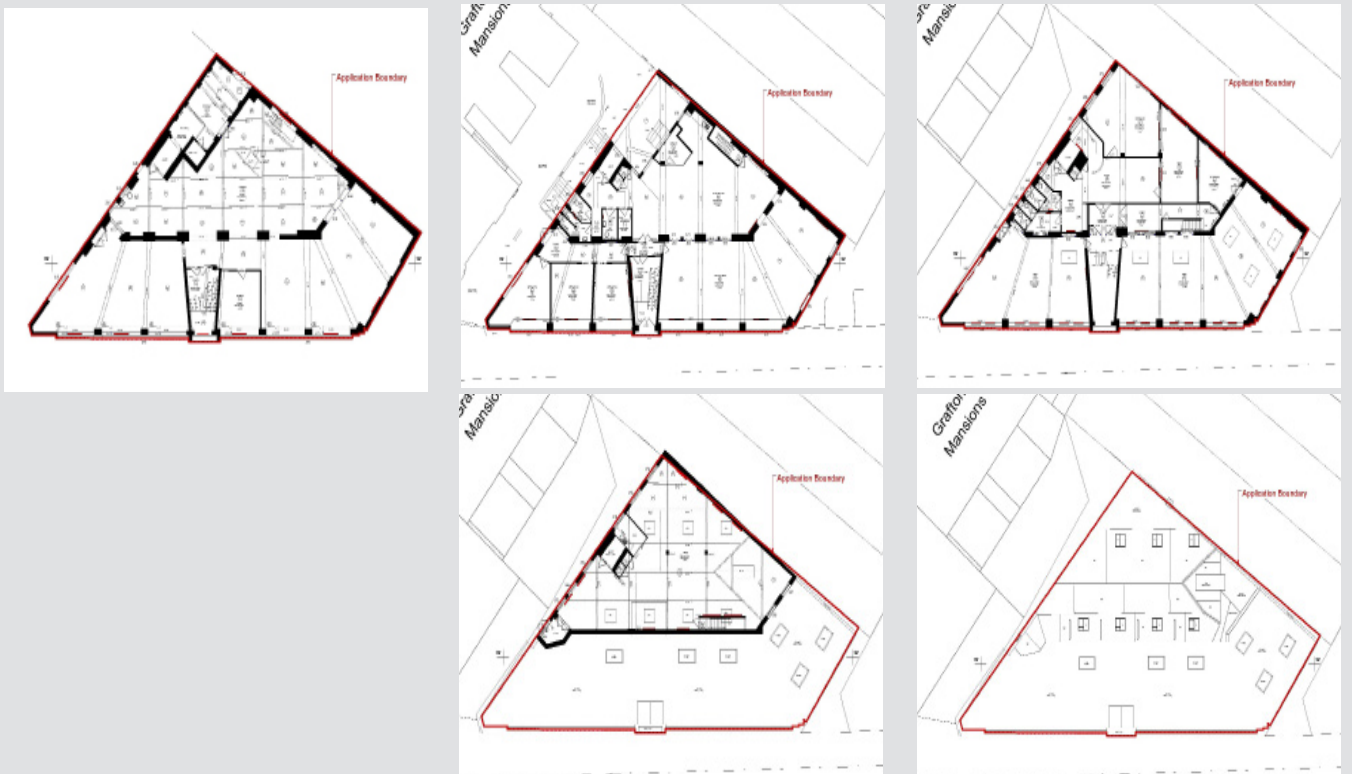
- 1.2 The application is prepared following the refusal of application ref: 2016/0788/P which has confirmed that the principle of extending the building upwards is acceptable for additional B1 office floorspace. The development proposed will extend the existing building to create a full depth second floor to improve the level of employment provision at the site.

- 1.3 The design approach has been revised following comments recieved in respect of application ref: 2016/0788/P.








20 Flaxman Terrace



Existing Floor Plans



-  Listed Building
-  Building within Conservation Area - Sub Area 13
-  20 Flaxman Terrace

Cartwright Gardens



Woburn Walk



Flaxman Lodge



Burton Street



## Listed Buildings in the Bloomsbury Conservation Area

## 2.0 Site Context

---

### The Surrounding Context

- 2.1 The site lies within the Bloomsbury Ward of the London Borough of Camden to the south of Euston Road. King's Cross and St Pancras International are located approximately 200m north of the site which is undergoing significant levels of regeneration. The site is also located within the south eastern boundary of the Council's Euston Area Plan which was adopted in January 2015.
- 2.2 The site is located to the northern side of Flaxman Terrace and forms a triangular plot owing to the route of Flaxman Terrace, Duke's Road and Cartwright Gardens.
- 2.3 The site is located within Sub Area 13 of the Bloomsbury Conservation Area however the existing building not Listed. There closest Listed Buildings to the site include The Place, Duke's Road to the north, Flaxman Lodge opposite, properties along Burton Street and Woburn Walk but the site is not within the setting of any of them.
- 2.4 The nature of Sub Area 13 is architecturally varied with a range of uses to reflect its Central Activities Zone location. Flaxman Terrace and Burton Road are typically between 4 – 7 stories in height with a variety of ages and styles including Georgian, Victorian and Edwardian.
- 2.5 There have been some examples of more contemporary developments ranging between 10 – 15 storeys which back onto Flaxman Terrace, Duke's Road and surrounding streets to provide mostly commercial uses along Euston Road in addition to some residential accommodation which are viewed in the background of the application site.
- 2.6 The site lies within an extremely high accessibility area close to the major transport hubs of King's Cross, Euston and St Pancras in addition to the bus services which operate on Euston Road and three cycle hire stations within walking distance (Cartwright Gardens, Endsleigh Gardens and Taviton Street). As a result the site has an excellent Public Transport Accessibility Level Score of 6b.
- 2.7 A very small corner of the site is also located within the right lateral assessment area of designated view 6A.1 (Blackheath Point to St. Paul's Cathedral).



## 2.0 Site Context

---

### The Existing Building

- 2.8 The existing building is wholly in office accommodation provided over four floors (including an existing basement level).
- 2.9 The existing building is defined as two elements; the original 1900s warehouse and the later front and side extension fronting Flaxman Terrace. The existing building currently sits at 3.5 storeys with lower ground floor.
- 2.10 20 Flaxman Terrace shares a courtyard entrance from Duke's Road (beneath Grafton Court) and fire escape with 22 Duke's Road owing to its former address being 19 Duke's Road.
- 2.11 The 1950s extension has created a modern frontage with a new feature entrance onto Flaxman Terrace which masks most of the original warehouse. As a result, the original warehouse roof creates an awkward and incoherent junction between the two elements which are highly visible from a number of views on Burton Street and Flaxman Terrace.
- 2.12 The 1950s frontage provides a linear horizontal façade with large crittall windows to the ground and first floor and continuous glass block banding to allow light into the lower ground floor. To the centre of the front elevation is a yellow brick arch which divides the building symmetrically and provides the main entrance to the office accommodation.
- 2.13 The existing building is constructed from yellow stock brick. White render is also used to the Flaxman Terrace elevation which gives the building its mid 20th Century appearance.
- 2.14 Both lift and stair access is provided to all floors of the building at present making the site fully accessible.
- 2.15 Currently, all servicing requirements are undertaken to the rear of the site from Duke's Road via the existing Courtyard Access. No parking is provided on site.

## 3.0 Planning History

---

- 3.1 The application site has a limited planning history owing to its previous extensive use as part of the University College London campus and subsequent use as light industrial and office accommodation.
- 3.2 In 1966 permission was granted (ref: L13/18/E/4378) for the use of the building (then known as 19 Duke's Road) for university purposes for a limited period until 1st March 1977.
- 3.3 In 1972 and 1976 two applications were approved (ref: L13/18/E/13009 and L13/18/E/22763) for ventilation ducts to the flank wall of the building but are not considered relevant to this application.
- 3.4 In 1976 an extension of the 1966 permission was obtained by UCL for the continued use of the building for university purposes (ref: L13/18/E/23574).
- 3.5 The permission was again renewed in 1986 by UCL (ref: 9601583) and was made personal to UCL until the 31st May 1997 at which point,
- “...the use shall be discounted and revert to light industrial use on the basement and ground floors, and office use on the first and second floors”*  
(condition 1 – 1986 permission).
- 3.6 It is understood that the building reverted back to light industrial at lower ground and ground with office accommodation at first and second floor, in accordance with the condition in 1997, and has been remained as such until 2001.
- 3.7 On the 6th June 2001, application ref PSX0104610 was submitted for,
- “The change of use of the basement and ground floor from class B1(a) light industrial to Class B1(a) offices without complying with condition 1 of planning permission PL8601583 dated 19 May 2001 under the meaning of the Town and Country Planning (Use Class) Order 1985. As shown on drawing numbers SL005/01, 02, 03, 04, SL006/010, 011, 012, 013, 014, 015 and 016”*
- 3.8 The change of use application was permitted on the 24th July 2001 and office accommodation has remained throughout the entire building since demonstrating the site's suitability for employment use.

## 3.0 Planning History

---

### Previous Application 2016/0788/P

- 3.9 An application (ref: 2016/0788/P) was submitted in February 2016, and validated by the Local Planning Authority on the 2nd March 2016, with the following description of development,

*"Part one and part two storey roof extension to provide 646 sqm additional office space (Class B1a); and associated works"*

- 3.10 During the determination period the scheme was revised in October 2016 to propose a single storey extension (226 sqm). The description of development was subsequently amended as follows,

*"Single storey extension of existing building at second floor level to provide 226 sqm (GIA) of additional B1 office accommodation with associated plant, cycle and refuse store"*

- 3.11 The application was refused on the 23rd January 2017 for four reasons and an Appeal has been submitted against this refusal. The reasons for refusal included matters relating to design, sustainability, and measures to secure a contribution towards off-site housing and a Construction Management Plan.
- 3.12 This revised application has responded to officer's previous comments as set out in section 4.0 of the Heritage, Design and Access Statement, prepared by Metropolis and submitted as part of this application.

### Pre-Application Discussions (2016/3081/PRE)

- 3.13 During the determination period of application 2016/0788/P, a pre-application request was submitted to discuss the proposal formally with officers to address design comments.
- 3.14 A meeting was held on the 25th April and the Council's written response was issued on the 23rd August 2016. As a result of the pre-application discussions, the scheme was revised to a single storey extension.

## 4.0 Proposed Scheme

---

- 4.1 The proposed scheme comprises the extension of the existing building at roof level by 1 storey with a set back roof to provide additional office accommodation together with cycle parking and refuse store.

### Office Floorspace

- 4.2 The proposed scheme will create an additional 233 sqm of office accommodation in a prime employment, and extremely accessible, location.
- 4.3 The extension will regularise the existing awkward roof levels to the building in creating a full depth second floor and new level at third floor in an open plan arrangement with associated kitchen and bathroom facilities.
- 4.4 The existing office floorspace at lower ground, ground, first and part second floor will remain providing 1,388 sqm (GIA).

### Design

- 4.5 The extension will sit above the existing building. The existing brick entrance from Flaxman Terrace will be retained to maintain the symmetrical appearance of the building and to ensure that the two elements are read separately.
- 4.6 At the request of officers, the scheme has been amended to incorporate a modern lightweight structure, with large windows, providing a visually attractive addition to the building, and improved levels of natural surveillance. The design will also distinguish between the 'old' and the 'new' elements of the building.
- 4.7 Internally, the additional office accommodation will be provided in an open plan arrangement similar to the lower floors.

### Access

- 4.8 Pedestrian access to the building will remain as existing with entrances to both Flaxman Terrace and Duke's Road via the rear courtyard. No vehicle access is proposed to the site consistent with the existing arrangement.
- 4.9 The existing stair case to the Flaxman Terrace entrance will be extended up the building to access the extended second and new third floor. The existing stair case in the centre of the building will be removed to allow for a larger office floorplate.



## 4.0 Proposed Scheme

---

- 4.10 The existing building benefits for an existing lift which will also be extended to third floor level to ensure that the building is accessible to all.

### Parking, Refuse and Plant

- 4.11 There is no parking proposed as part of the development owing to its highly accessible nature and Central London location.
- 4.12 20 secure cycle parking spaces will be provided to the rear of the site accessed via Duke's Road for staff use only. Shower and changing facilities are provided within the building.
- 4.13 The existing building has an existing plant room at lower ground floor which will be used to serve the whole building.
- 4.14 A new designated refuse store will be provided to the rear of the site to incorporate both regular refuse and recycling Eurobins. Servicing arrangements will remain as existing which is undertaken from Duke's Road.



**Proposed View from Corner of Duke's Road**

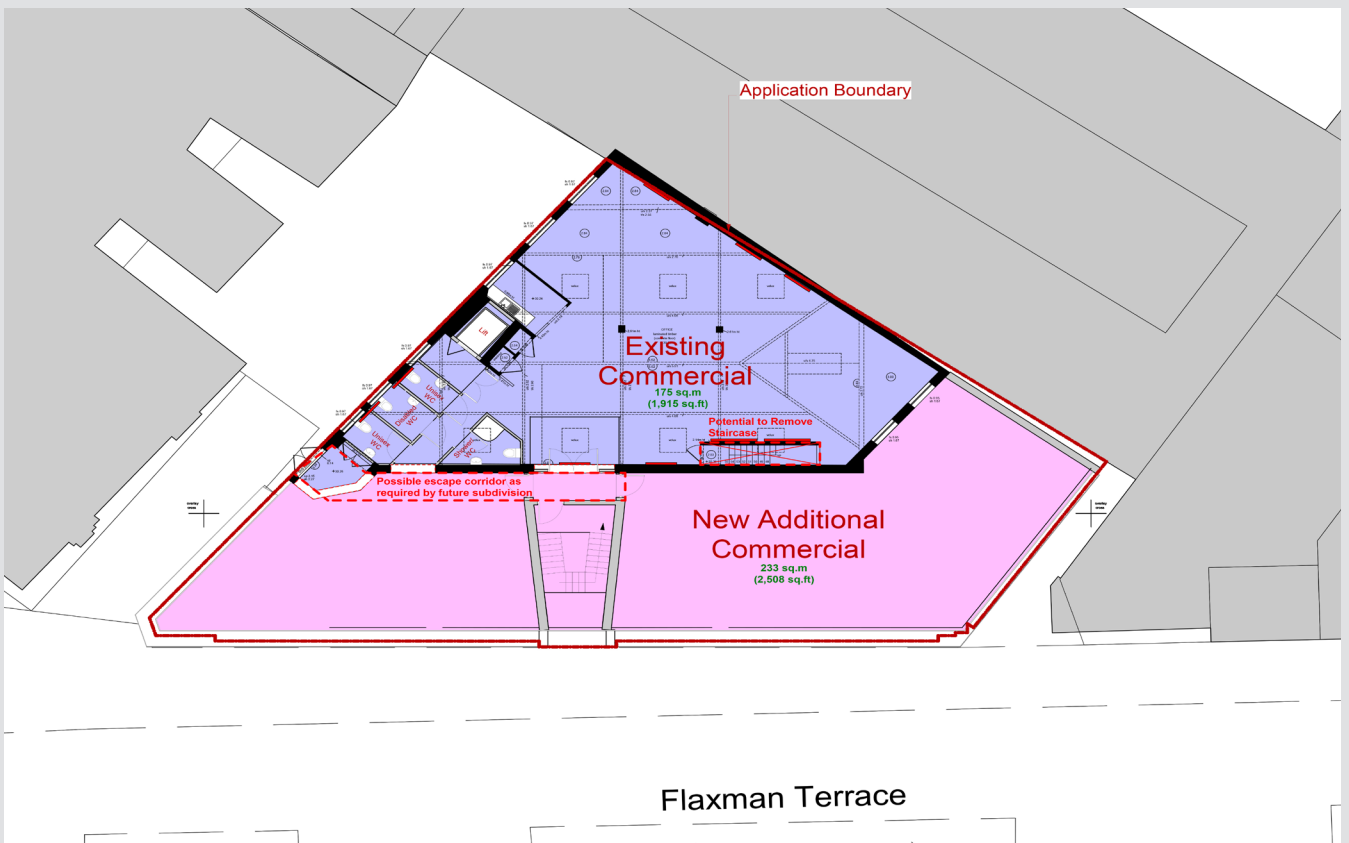


**Proposed View from Flaxman Terrace**





Proposed View from Burton Street



Proposed Second Floor Plan

## 5.0 Planning Policy Framework

---

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- The London Plan 2016
- Camden's Core Strategy 2010
- Camden's Development Management policies 2010

5.2 In addition, relevant material considerations are set out in the National Planning Policy Framework (2012) and the National Planning Practice Guidance (NPPG). The scheme has been developed in accordance with this policy guidance in terms of land use constraints, design standards, amenity and sustainability obligations.

5.3 The Council have a number of adopted Supplementary Planning Documents (SPD) which are considered to be relevant to this application; these include:

- CPG1: Design
  - CPG3: Sustainability
  - CPG5: Town Centres, Retail and Employment
  - CPG6: Amenity
  - CPG7: Transport
  - CPG8: Planning Obligations
- 
- Bloomsbury Conservation Area Appraisal (2011)
  - Euston Area Plan (2015)

### The National Planning Policy Framework

5.4 The National Planning Policy Framework (NPPF) was published in March 2012 as a summary of national planning policy that was previously contained in PPGs and Government guidance documents.

5.5 It marks 'sustainable development' and a presumption in favour of such developments as the 'golden thread' which now runs through the planning system. Sustainable development is defined within the following parameters.

- An economic role – contributing to building a strong, responsive and



## 5.0 Planning Policy Framework

---

competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 5.6 Section 1 of the NPPF specifically supports development that will build a strong, competitive economy which the proposed scheme achieves.
- 5.7 Paragraph 187 of the NPPF also requires Local Planning Authorities to *'look for solutions rather than problems'* and proactively work with applicants *'to secure developments that would improved the economic, social and environmental conditions of the area'*.

### Regional Planning Policy

- 5.8 The London Plan supports the provision of additional residential accommodation in a range of types across London in accordance with the relevant policies.

### Local Planning Policy

- 5.9 At a local level the Development Plan consists of Camden's Core Strategy (2010) and the Council's Development Management policies (2010). This chapter will demonstrate how the scheme meets all the relevant adopted policies.

## 6.0 Scheme Assessment

---

### Office Use

- 6.1 London Plan policy 4.2 (Offices) supports the increase in office floorspace to improve London's competitiveness and economic function. Camden's Core Strategy policy CS3 (Other Highly Accessible Areas) sets out that the Council will promote appropriate development in highly accessible areas of Central London which are considered suitable for a variety of uses including office accommodation.
- 6.2 The Euston Area Plan seeks to deliver between 180,000 sqm and 280,000 sqm of new employment / economic floorspace as set out in part C of Strategic Principle EAP 1 to support a mix of employment generating and economic uses including B1a, B1b and D1 uses. The provision of this level of employment floorspace would be in excess of the London Plan requirement set out in policy 4.2 to demonstrate the significant potential of Euston as an economic hub.
- 6.3 Paragraph 8.5 of the Core Strategy sets out that the borough's demand for office space will increase by 615,000 sqm between 2006 and 2026 and in order to meet this level of demand, the Council will direct new business development to growth areas including Kings Cross and Euston as well as other areas in Central London which are accessible. It is recognised that smaller scale office development will occur at other accessible locations in Central London to ensure that the target floorspace is met (paragraph 8.7 of the Core Strategy).
- 6.4 The proposed scheme will create 233 sqm of additional B1 floorspace in an extremely accessible location. This location has been identified within the above policies to support the economic role of Euston and contribute to the competitiveness of London in accordance with Core Strategy Policy CS8 (Promoting a successful and inclusive Camden Economy) and CS9 (Achieving a successful Central London).
- 6.5 Camden's Development Policy DP13 (Employment premises and sites) supports the continued use of employment sites which the proposed scheme achieves. The proposed scheme retains the existing office accommodation at lower ground, ground, first and second and the creation of 1 additional storey for further employment use to enhance the sites ability to provide quality employment accommodation. The proposal supports the identified growth

## 6.0 Scheme Assessment

---

areas of both Kings Cross and Euston.

- 6.6 The modest up lift in employment floorspace at the site is in accordance with Paragraphs 8.5 and 8.7 of the Core Strategy to contribute towards the Borough's targets for Central London. It is for these reasons that the proposed land use for additional employment floorspace is considered appropriate in principle.
- 6.7 There were no objections to the increase of office accommodation as part of the previous application and the principle of development was acceptable (para 4.3 - delegated report).

### Mixed Use Policy Requirement

- 6.8 Policy DP1 (Mixed Use Development) of Camden's Development Policies requires development creating more than 200 sqm (gross) additional floorspace to provide 50% of all floorspace as residential accommodation on site. The policy goes on to state that where this is not practical or achievable the Council may accept a contribution towards the mix of uses in other areas or exceptionally a payment in lieu.
- 6.9 The policy sets criteria to which the mixed use practicality is assessed against. The criteria is considered below:
- a) The character of the development, the site and the area;*
  - b) Site size, the extent of the additional floorspace, and constraints on including a mix of uses;*
  - c) The need for an active street frontage and natural surveillance;*
  - d) The economics and financial viability of the development including any particular costs associated with it;*
  - e) Whether the sole of primary use proposed is housing;*
  - f) Whether the secondary uses would be incompatible with the character of the primary use;*
  - g) Whether an extension to the gross floorspace is needed for an existing user;*
  - h) Whether the development is publically funded;*
  - i) Any other planning objectives considered to be priority for the site.*

- 6.10 The proposed development lies within a constrained plot within the

## 6.0 Scheme Assessment

---

Bloomsbury Conservation Area. The existing building will remain as existing and the proposed development will create 1 additional storey of office accommodation which will sit directly above the existing building. In proposing office accommodation at the site, this allows the simple extension to the existing stair and lift cores.

- 6.11 The above policy would require 50% of the floorspace (116.5 sqm) to be solely residential accommodation. In order to provide a good standard of accommodation for any future residential occupants this would mean the creation of a separate entrance, bin stores, cycle parking, access core and an entirely different fenestration in comparison to the lower floors.
- 6.12 As part of the previous application, the Council accepted that the site does not have the capability to provide any on site contribution nor does the applicant have the facilities to provide an offsite contribution on any other site within Camden. The Council considered a financial contribution in-lieu of provision acceptable in accordance with the Council's Planning Obligations SPD.
- 6.13 Planning obligations are discussed further in section 7.0.

### Principle of Roof Extension

- 6.14 The Bloomsbury Conservation Area Appraisal sets out in paragraph 5.4 that alterations or extensions to existing buildings can have a detrimental impact on the Conservation Area when not designed appropriately in respect of the use of materials, size and other detailing.
- 6.15 Part 5 of Camden's Planning Guidance (Design) sets out the general principles where additional storeys are likely to be acceptable which include where,
- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
  - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
  - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would*



## 6.0 Scheme Assessment

---

*not cause additional harm*

- 6.16 The chapter also sets out where proposed roof extensions would be unacceptable which include,
- *There is an unbroken run of valley roofs;*
  - *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
  - *Buildings or terraces which already have an additional storey or mansard;*
  - *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
  - *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
  - *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
  - *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
  - *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
  - *Where the scale and proportions of the building would be overwhelmed by additional extension.*
- 6.17 It is considered that the scheme is acceptable under the criteria detailed above.
- 6.18 The existing building is capable of providing additional floorspace at second floor level which has been confirmed by officers (para 6.5 - delegated report). The revised design and height that would complement and improve the overall appearance of the building within the character and appearance of the streetscene and the Bloomsbury Conservation Area.
- 6.19 The proposed extension provides a clear distinction between the 'old' and the 'new' elements, within the building addressing previous officers comments. The principle of extending the building upwards was established during the previous application, with the current scheme now proposing a single storey modern infill extension.

## 6.0 Scheme Assessment

---

- 6.20 The existing building does not lie within any locally important or protected views but a small corner of the site does lie within the right lateral assessment area of the protected view 6A.1. Given that there are existing developments on Flaxman Terrace, which are significantly taller than the proposal it is not considered that the scheme will have any adverse impact on any views which is fully assessed below.

### Design

- 6.21 DP24 (Securing High Quality Design) sets out that the Council require a high standard of design which relates to the context and character of the area through the use of appropriate materials which is consistent with the approach of London Plan policy 7.6 (Architecture).
- 6.22 Paragraphs 24.11 – 24.13 of the Development Policies requires development to respect the local character and proposals should not ignore patterns or groupings of buildings. The submitted Design and Access Statement prepared by Metropolis details the site context and how this has informed the proposed design of the building to ensure that the extension integrates well within the streetscene and the Conservation Area.
- 6.23 The below subsections detail the scheme's compliance with the adopted Design Policies. The proposed design has been revised since the previous application to specifically address officer comments.

### ***Heritage***

- 6.24 Camden's Development policy DP25 (Conserving Camden's heritage) states that the Council will only permit development within Conservation Areas which preserves and enhances the character and appearance of the area consistent with the approach of Core Strategy CS14 (Promoting high quality places and conserving our heritage).
- 6.25 The site lies within the Bloomsbury Conservation Area which in this particular location, being within close proximity to Euston Road, has a varied architectural style and appearance. The existing building is not Listed and is not identified as making a positive or a negative impact on the Conservation Area.
- 6.26 The Bloomsbury Conservation Area Appraisal states that, *"New commercial development should respect the scale of the street and its visual impact on the*

## 6.0 Scheme Assessment

---

*wider area*". As set out in the site context section of this statement, Flaxman Terrace has a varied architectural style and building heights. In particular, opposite the site is the 6 storey Flaxman Court and 4 storey buildings either side of Flaxman Terrace with views of the taller office buildings located on Euston Road to the rear.

- 6.27 The existing building sits at two and a half storeys to the front with an additional half storey to the rear (being the old warehouse). The application site is smaller than the surrounding buildings making the building appear out of scale for the context of the area and lost within the streetscene. The modest roof extension will allow the building to positively contribute to Flaxman Terrace and will sit below the height of the two buildings which sit immediately adjacent (The Place – Contemporary Dance School and 22 Duke's Road).
- 6.28 There are two Listed Buildings in close proximity to the site – The Place, Duke's Road which sits to the rear of the site and Flaxman Lodge which is opposite the site.
- 6.29 The proposed scheme will not be viewed alongside 'The Place' and will continue to have no impact on the Listed Building. The existing roof of the former warehouse already blocks any views of the Place. The proposed scheme will not extend beyond the height of the existing warehouse roofline and to the front of the site only. As part of the previous scheme officers supported the principle of extending the building upwards, *"particularly because the works would obscure the views of buildings to the rear which do not make a positive contribution to the character and appearance of the area"* (Council's email dated 15.03.2016, attached at Appendix 1).
- 6.30 Flaxman Lodge, which sits opposite the application site, is described within the Bloomsbury Conservation Area Appraisal as being built in circa 1907-08 by Joseph and Smitham for St Pancras Vestry and is recognised as a local landmark. It is constructed from red brick and render, copper cupolas and circular bays providing a variety in the street scape. Given that Flaxman Lodge sits opposite the site on the southern side of the bend in Flaxman Terrace only in limited views of the listed building will the proposed scheme be viewed.
- 6.31 The proposed scheme would be seen partially together with Flaxman Lodge

## 6.0 Scheme Assessment

---

on a northern approach to the bend on Flaxman Terrace where one of the circular bays will be viewed with the application site. At this point 20 Flaxman Terrace will be below the height of Flaxman Lodge (approx. 3.5 storeys) and will retain its prominent appearance within the view owing to its irregular shape and corner position. Further, the use of lightweight glazing set back from the parapet will reduce the overall bulk of the extension to minimise any impact to the listed building therefore protecting the heritage asset in accordance with policy DP25.

- 6.32 The Council have consistently supported the principle of an upward extension in the context of Flaxman Lodge. On this basis, it has been determined that there will be no impact on the Listed Buildings.
- 6.33 Other Listed Buildings within the Conservation Area include the rear of BMA House and no.s 40 - 45 Burton Street. As part of the assessment of the previous scheme, only the Place and Flaxman Lodge were considered by officers.
- 6.34 The rear of BMA House, which is in sub area 6 of the Bloomsbury Conservation Area, and 40 – 45 Burton Street face onto Burton Street which form a natural view up Burton Street towards the application site where the road bends to the right and becomes Flaxman Terrace.
- 6.35 The extension would be visible in this view however the scheme only seeks to increase the height of the existing building by one storey to this frontage which would not dominate the view or be out of character when viewed against the existing back drop of taller buildings on Euston Road and neighbouring heights of the buildings which the extension would sit slightly below.
- 6.36 The lightweight materials will reduce the impact of the extension in this view allowing it to blend and integrate well into the townscape. The extension being only single storey will not extend above the existing ridge of the warehouse roofline and will not appear out of character within the streetscene.
- 6.37 It is not considered that the proposed scheme would have an adverse impact in terms of scale, height and bulk when viewed north along Burton Street and protects the character and appearance of the Conservation Area and listed buildings.



## 6.0 Scheme Assessment

---

### **Views**

- 6.38 The site lies within the right lateral assessment area for protected view 6A.1 (Blackheath Point to St. Paul's) however the proposal is not tall enough to have any impact on the protected view.
- 6.39 Paragraph 14.24 of the Core Strategy states that the Council will also seek to protect locally important views, *“that contribute to the interest and character of the borough. These may include, views of and from large public parks and open spaces...views relating to Regent's Canal...views into and from Conservation Areas...views of listed and landmark buildings and monuments and statues”* and states that further detailed views are set out in individual Conservation Area Appraisals.
- 6.40 The Bloomsbury Conservation Area Appraisal sets out the following views as being of particular merit,
- View west along High Holborn to Commonwealth House
  - Views east and west along Euston Road to St Pancras Church
  - View north along Judd Street to St Pancras Station and the British Library
  - Views of Senate House from Russell Square in the east and Store Street/Tottenham Court Road in the west
  - Views north along Coptic Street, Museum Street and Bury Place, and east and west along Great Russell Street of the British Museum.
- 6.41 In addition the Conservation Area Appraisal sets out important views by sub area which are as follows:
- View to the BMA from Cartwright Gardens
  - Views of the r/o terraces from nearby Streets
  - View west along St Chads Street
  - View along Leigh Street to Cartwright Gardens
  - View from Judd Street to St Pancras
- 6.42 The proposed scheme would not sit within any of the above views and it is considered that the proposed scheme would not have an impact on any locally important views into and from the Conservation Area.
- 6.43 The proposed scheme has been assessed in views along Flaxman Terrace as

## 6.0 Scheme Assessment

---

part of the scheme analysis within the submitted Design & Access Statement. View 1 is towards the site from Burton Street, View 2 is towards the site from the corner of Duke's Road and View 3 is towards the site looking west along Flaxman Terrace.

- 6.44 As demonstrated within the Design and Access Statement (pages 57, 64 & 65), the proposed extension will sit comfortably within the streetscene adding visual interest in the building and regularising the awkwardness of the existing roofline of the building to enhance the character and appearance of the Conservation Area.

### ***Materials***

- 6.45 Paragraph 24.16 of the Council's Development policies states that final materials for proposed extensions to be matching the original material or where appropriate in materials that complement to enhance the building or area.
- 6.46 The existing building is constructed from yellow brick both to the original warehouse and the later extension. The existing frontage to Flaxman Terrace is well established with an attractive linear fenestration and prominent entrance which symmetrically divides the front elevation at the request of officers.
- 6.47 During the previous application officers recommended a more contemporary approach, that was read as a later addition, separate from the existing building. This design approach has been put forward within this revised application to address officer comments.
- 6.48 The proposed extension will create a contemporary response extending the building with lightweight curtain wall glazing to the new office accommodation with yellow brick to maintain the symmetrical appearance on Flaxman Terrace.
- 6.49 Paragraph 24.17 of the Council's Development Policies requires buildings to be visually interesting with attractive frontages to allow for overlooking of public areas. Pages 64 & 65 of the submitted Design and Access Statement provides a CGI visual of the proposed development within the streetscene. The image demonstrates that the extension continues the linear arrangement with large windows to maintain the building's active frontage.

## 6.0 Scheme Assessment

---

- 6.50 The contemporary design approach allows the extension to be a smart addition to the building which is suited to the building's style, location and intended use.

### ***Inclusive Design***

- 6.51 Camden's Development Policy DP29 (Improving access) promotes fair access and to remove barriers that prevent people from accessing facilities and opportunities in accordance with London Plan policy 7.2 (An inclusive environment).
- 6.52 The existing lift will be extended to serve the additional floors to ensure that the building is accessible to all in accordance with the London Plan and Council's policy requirements.
- 6.53 Provision will be made within the office accommodation for DDA compliant facilities to comply with Part M of the Building Regulations.
- 6.54 Externally, level access will be provided to the building where possible to ensure that the building can be access by all.

### **Sustainability**

- 6.55 The building will be highly sustainable in accordance with the London Plan and Camden's Development Plan policies for minor development.
- 6.56 The previous scheme, being above Camden's 500 sqm threshold (Policy DP14) was required to demonstrate carbon reductions. As such the previous application was supported by a combined Energy and Sustainability Statement.
- 6.57 The revised application proposed only 233 sqm of additional floorspace and policy DP14 no longer applies.
- 6.58 In accordance with Camden's Planning Guidance (CPG3) the applicant is dedicated to ensuring the development is sustainable. The development will use responsibly sourced and low environmental impact materials to ensure that the building is fully sustainable throughout the construction and operation of the building.

## 6.0 Scheme Assessment

---

### Amenity – Daylight & Sunlight

- 6.59 Camden's Development Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development will not have any adverse impacts to amenity including noise, privacy, daylight and sunlight.
- 6.60 It is not considered that the proposed use will have any impact on levels of amenity given that the existing site operates as an office without any issues to neighbouring residential properties in accordance with Development Policy DP28 (Noise & Vibration).
- 6.61 The single storey extension will not extend above the ridge of the warehouse building and is positioned to front Flaxman Terrace. There will be no impacts to existing residents at Grafton Mansions in accordance with policy DP26.

### Parking & Servicing

- 6.62 Camden's Development Policy DP16 (The Transport Implications of Development) seeks to ensure that proposals will have no adverse impact on the transport network which is consistent with the approach of chapter 6 of the London Plan.
- 6.63 The application site lies within an extremely high accessibility area (PTAL 6b) being in close proximity to national and international rail services in addition to several underground stations, bus stops and cycle hire docking stations. It is considered that the proposed scheme will have no adverse impact on the surrounding transport network particularly in respect of transport capacity.
- 6.64 It is considered that a Staff Travel Plan could be secured by condition should the Council considered such initiative necessary in such an accessible location to promote sustainable and efficient travel in accordance with Core Strategy Policy CS11.
- 6.65 London Plan policy 6.13 sets out the London-wide parking standards which states that for central London developments one space should be provided per 1000 – 5000 sqm of floorspace. Given that the scheme only proposes an increase of 646 sqm it is considered that the proposed car-free development is appropriate for this location.
- 6.66 This is further consolidated by Camden's DP18 which seeks car-free

## 6.0 Scheme Assessment

---

developments within central London to support sustainable methods of travel. Alternative methods of transport to and from the work place would be provided within a staff induction pack in addition to any staff travel plan that may be secured.

- 6.67 The Council promotes cycling as a primary method of transport in accordance with Appendix 2 of the Development Policies document and the London Plan standards set out in London Plan policy 6.9 which require 1 space per 250 sqm for long stay purposes and 1 space per 1000 sqm for short stay purposes.
- 6.68 The proposed development will provide 20 cycle parking spaces for use by both the existing and the proposed office accommodation which is in excess of the London Plan requirements. Cycle parking will be provide in Josta Style stands and located in a secure location to the rear of the site. Access to the cycle parking stands will be via the courtyard entrance from Duke's Road with shower and changing facilities available for staff within the building.
- 6.69 Servicing will remain as per the existing arrangement with refuse storage space provided to the rear of the building. Space for 4 no. 1100 ltr Eurobins is shown on the proposed plans which will include both refuse and recycling space in accordance with the Council's refuse guidance.
- 6.70 On refuse collection days, the bins will be moved to the appropriate location on Duke's Road in order to be emptied by the contractor and then moved back to the refuse store to the rear of the building.



## 7.0 Planning Obligations and CIL

---

### Planning Obligations

7.1 It has been acknowledged during the assessment of the previous scheme that the site is unable to provide residential accommodation on site in accordance with the Council's mixed use policy as set out in Development Policy DP1. It is therefore proposed to provide a payment in lieu of the housing provision consistent with the Council's Planning Obligations SPD 2015 where 50% of the floorspace will be used to calculate the final planning obligation.

7.2 An initial estimate has been calculated using the worked examples within the Planning Obligations SPD as follows:

Target floorspace addition: 233 sqm

Target for onsite housing:  $233 \times 50\% = 116.5$  sqm

Payment in lieu of market housing:  $116.5 \text{ sqm} \times £700 = £81,550$ .

7.3 Any further planning obligations sought in line with the Council's SPD will be agreed during the planning determination period.

### Crossrail S106 SPG

7.4 The proposed scheme will fall below the 'de minimis' threshold of the Mayoral Crossrail S106 obligation which applies to new commercial floorspace in excess of 500 sqm.

7.5 The scheme will therefore not be liable for a Crossrail S106 charge.

### CIL

7.6 It is acknowledged that the scheme will be liable for Mayoral CIL in addition to the Council's CIL charging rates.

7.7 The Mayoral CIL is set at £50 per sqm for the LB Camden and the Council's CIL levy for office accommodation is set at £45 per sqm in Zone A (Central). Using the Mayoral CIL Calculator it is predicted that the Mayoral CIL liability will be approximately £14,471 based on the uplift in office floorspace of 233 sqm.

7.8 The Council have not adopted a Borough CIL calculator however it is anticipated that the Borough CIL liability will be in the region of £10,485 ( $233 \text{ sqm} \times £45$ ).

## 7.0 Planning Obligations and CIL

---

- 7.9 This will give a total CIL liability of approximately £24,956. As such, a CIL additional information form has been completed and submitted as part of this application.

### Construction Management Plan

- 7.10 One of the reasons for refusal for the previous application was the failure to secure a Construction Management Plan, by way of section 106 agreement, in order to minimise the impacts of the construction phase.
- 7.11 In direct response to this, the applicant is amenable to including a Heads of Term within any future section 106 agreement to secure a Construction Management Plan in accordance with Development Plan Policies CS5, CS11, CS19, DP20, DP21 and DP26.

## 8.0 Conclusion

---

- 8.1 The proposed scheme involves the extension of 20 Flaxman Terrace by a single storey to create a full depth second floor.
- 8.2 The proposal will create 233 sqm of additional employment floorspace at the site which lies within a highly accessible location to support the growth areas of both Euston and King's Cross.
- 8.3 The scheme is appropriately designed to add visual interest to the building and integrate well within the character and appearance of the streetscene to protect and enhance the Bloomsbury Conservation Area. The design will transform the building into a modern employment premises through the use of complementary materials.
- 8.4 The extension will not create any adverse impacts on surrounding amenity and will be sustainable.
- 8.5 This revised application comprehensively addresses the previous reasons for refusal, complies with the relevant Development Plan policies at both a regional and local level, and should therefore be considered acceptable.

**APPENDIX 5  
Email Correspondence  
dated 15/03/16**





**From:** Phillips, Kate <Kate.Phillips@camden.gov.uk>  
**Sent:** 15 March 2016 16:32  
**To:** Lisa Lindsley  
**Subject:** 2016/0788/P - 20 Flaxman Terrace

Dear Mr O'Neill,

**Re: 2016/0788/P - 20 Flaxman Terrace, London, WC1H 9AT - Part one and part two storey roof extension to provide 646 sqm additional office space (Class B1a); and associated works**

Further to my previous email I have now discussed the application with my team, the conservation officers and the urban design officers.

The application site is in Bloomsbury Conservation Area and there are a number of listed buildings in the vicinity. As such, careful consideration needs to be paid to the impact on the wider area and the setting of the listed buildings.

In general, the principle of extending the building upwards is considered to be acceptable, particularly because the works would obscure the views of buildings to the rear which do not make a positive contribution to the character and appearance of the area. However, a number of concerns have been raised about the proposed design, as follows:

- The existing brick entrance should be left untouched, and not be raised upwards – instead the new element should appear entirely separate
- The brickwork on the existing building should not be raised upwards either (leave the existing building largely as it is)
- The new extension should be set back from the existing building line, so that it is clear how the building has developed over time, and to avoid impacting on the openness of the street
- The proposed extension features too much glazing (need a greater brick-to-glazing ratio)
- The existing building has a strong horizontal emphasis, which needs to be reflected in the new extension (rather than creating a vertical emphasis to the building)
- Take reference from the height of the adjacent building

It is felt that quite a lot of work needs to be done on the design before we can support the application. Can you discuss this with your client and then contact me to discuss the way forward.

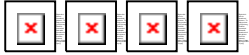
I look forward to hearing from you.

Kate Phillips  
Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 0207 974 2521  
Web: [camden.gov.uk](http://camden.gov.uk)

Floor 2  
5 Pancras Square

5 Pancras Square  
London N1C 4AG



Please consider the environment before printing this email.

---

**You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.**

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.