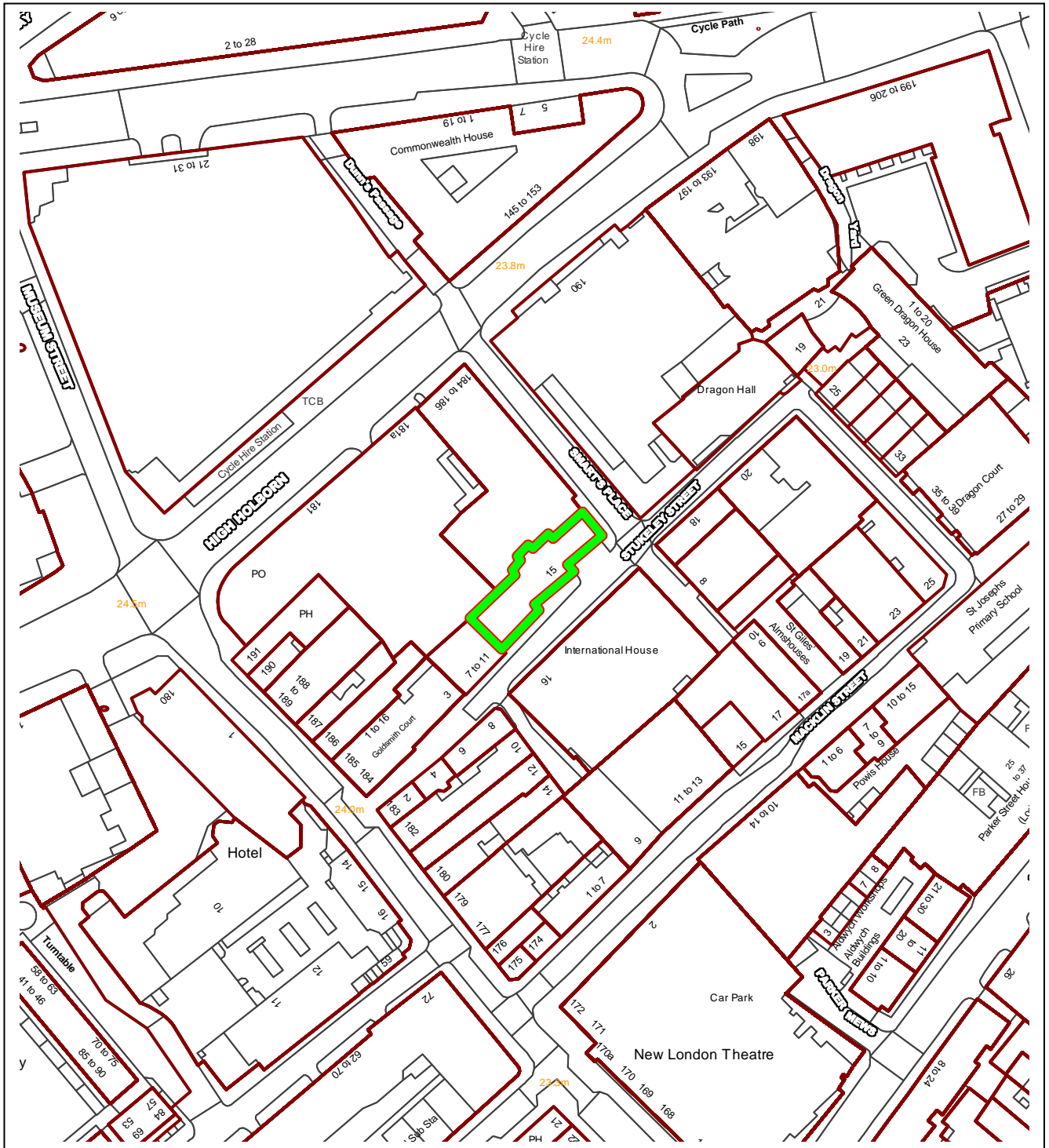


15 Stukeley Street, 2017/2337/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1 East Elevation – from Stukeley Street



Photo 2 East Elevation – from Smarts Place



Photo 3 South Elevation – from Stukeley Street



Photo 4 South Elevation – taken from Stukeley Street (showing ground floor façade)



Photo 5 Existing Mansard Roof Extension from Roof Terrace



Photo 6 - Existing Roof Extension Looking East (Also Showing Roof Extensions on Buildings to the South)

Delegated Report		Analysis sheet		Expiry Date:	11/07/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	29/08/2017
Officer			Application Number(s)		
Robert Lester			2017/2337/P		
Application Address			Drawing Numbers		
15 Stukeley Street London WC2B 5LT			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of existing mansard roof extension and construction of a replacement glazed roof extension and rooftop plant room containing air conditioning units, together with the installation of a replacement metal balustrading to the roof terrace and replacement metal staircase to the rear.					
Recommendation(s):		Grant Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>Site notices were erected on the 19/05/2017 and the consultation period expired on the 09/06/2017. Re-consultation was undertaken by site notice between the 04/08/2017 - 25/08/2017 due to a revised description of development including the rooftop plant.</p> <p>No responses were received.</p>					
CAAC/Local groups* comments:	<p><u>Covent Garden Community Association (CGCA)</u></p> <p>Responded to the first consultation with no objection provided amendments/conditions are included that address the following concerns:-</p> <p>(1) A condition should be included that requires the applicant to turn off the lights after business hours each day. This is to protect adjacent residents from light pollution and spillage.</p> <p>(2) A condition should be included that limits the hours of use of the balcony/terrace to standard business hours to protect local amenity (no earlier than 08:00 and no later than 21:00 Monday through Friday, and not at all on weekends and Bank Holidays).</p> <p>(3) This is a missed opportunity to provide much-needed urban greening, particularly given the loss of existing greenery at the existing roof terrace. The applicant should amend the proposals to incorporate urban greening and biodiversity measures. This would visually soften the development, but more importantly, provide the environmental and health benefits associated with urban greening that are needed in Covent Garden.</p> <p><i>Case Officer's Response: The building lighting would be fitted to passive infrared sensors meaning the lights will go out when no one is inside the building. The roof terrace is existing and therefore it is not possible to apply conditions restricting its use retrospectively. The existing roof extension does not have a green roof at present. The proposed extension does not propose a green roof as this would increase the height of the extensions and would not be able to go above or below the plant enclosure for technical reasons.</i></p>					

Site Description

The application site is located at 15 Stukeley Street at the junction with Smarts Place, between Covent Garden and High Holborn. The site is located just outside the Seven Dials Conservation Area, which is located to the south of the site.

The existing building on the site which dates from the 1980s by Richard Seifert, is a vacant 5-storey office building (B1a use) with overhanging upper floors and distinctive stepped façade with curved edges. The building also has a basement level and a mansard roof extension and ground floor mezzanine level, which were added in the 1990s. The building has curtain wall glazing to the ground floor office reception and small metal framed windows to the upper floors. The building also has an existing roof terrace at fourth floor level and an existing external fire escape staircase to the rear.

To the north and east, the site is adjacent to the 8 storey Arab Press House building at 182-184 High Holborn and the 9 storey building at 190 High Holborn which are constructed from the same brick finish and window detailing as the building on the application site. To the south-west, the site is adjacent to the locally listed Esavian House, which is a large through-plot building with a 4-storey frontage onto High Holborn dropping to 2 storeys at the rear at 7-11 Stukeley Street. To the south on the opposite side of Stukeley Street, is International House (formerly the City Literary Institute) built in 1939, which is a 6-storey building with a set back roof extension.

Relevant History

31530/R2 - Redevelopment of the site by the erection of a basement and six storey office building fronting Smarts Place & High Holborn, and a four storey light industrial building fronting Smarts Place & Stukeley Street - Granted - 24/03/1981.

32794/R2 – Details of Materials for erection of a basement and six storey office building fronting Smarts Place and High Holborn and a four storey light industrial building fronting Smarts Place and Stukeley Street – Granted - 30/09/1981.

34836 – Details of service gates for the erection of a basement and six-storey office building fronting Smarts Place and High Holborn, and a four storey light industrial building fronting Smarts Place and Stukeley Street – Granted - 27/09/1982.

9100308 - Erection of roof extension for Class B1 business use - Granted - 01/08/1991.

9400673 - The erection of a roof extension for Class B1 use - Granted - 10/06/1994.

9501992 - Proposed fourth floor extension - Granted - 02/02/1996.

PS9905273 - External alterations to ground floor elevation in association with the conversion of an existing garage space into a reception area and the installation of air conditioning units at the rear first floor level - Granted - 27/06/2000.

2017/1885/P - Alterations to the Stukeley Street facade including replacement glazed frontage to office entrance, new windows and doors to bicycle storage/refuse storage and fire escape and painting of the ground floor plinth – Granted - 06/06/2017.

2017/2648/P - Installation of three new aluminium framed windows in place of three of the smaller existing windows on the Smarts Place elevation at first, second and third floor levels – Pending.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

C5 Safety and security
E1 Economic development
E2 Employment premises and sites
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and Vibration
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T3 Transport infrastructure
T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)
CPG 3 Sustainability (2015)
CPG 7 Transport (2011)
CPG 8 Planning obligations (2015)

Assessment

1.0 Proposed Development.

1.1 The application proposes the demolition of the existing part mansard roof extension and the construction of a replacement glazed roof extension. The new extension would measure between 7.2 m – 8.8 m width, 24.3 m length and 3.8 m height (3.2 m in height above the parapet level). The roof extension would be constructed from black powder coated aluminium framed glazing. A narrow aluminium panel with geometric detail would run horizontally around the top of the glazing and the extension would also have an overhanging roof. The glazed extension would be curved at the corner with Smarts Place and at the step in the elevation along Stukeley Street to match the existing building.

1.2 The existing planted screen to the roof terrace would be replaced with metal balustrading with a geometric pattern to match the roof extension and ground floor shopfront detail. This would run around the perimeter of the roof terrace and would measure 1.5 m in height (0.9 m above the roof parapet).

1.3 The application also proposes a set-back roof plant enclosure on top of the new roof extension, which would measure 7 m width, 13 m length and 2.2 m in height containing new condenser units. This would be constructed from powder-coated aluminium in a grey finish.

2.0 Principle of Development

2.1 The proposed replacement roof extension would result in a small increase in office floorspace of 24 sq. m (190 sq. m to 214 sq. m at fourth floor level). The extension and roof terrace alterations are part of the general refurbishment of this office building to provide high quality office accommodation which would support economic development in the borough in accordance with policies E1 (Economic Development) and E2 (Employment premises and sites) of the Camden Local Plan. The principle of development is therefore supported.

2.2 This application has been amended since it was originally submitted. The design roof extension

has been amended to the present curved design with geometric detailing and overhanging roof. The roof terrace balustrading and external escape staircase were originally a part of another pending application ref: 2017/2648/P but have been added to this application instead to form part of a comprehensive design

3.0 Design of Development

3.1 Policy D1 (Design) of the Camden Local Plan seeks to secure high quality design and will require development that respects local context and character; preserves or enhances the historic environment and comprises details and materials that are of high quality and which complement the local character.

3.2 Policy D2 (Heritage) of the Camden Local Plan states that the Council will resist development outside a conservation area that causes harm to the character or appearance of that conservation area.

3.3 The Council's CPG 1 Design Guidance states that roof extensions are acceptable where they are established on the building or terrace, where the alterations are architecturally sympathetic to the age and character of the building and where they retain the overall integrity of the roof form. This guidance goes on to state that on some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard to the visual prominence, scale and bulk of the extension; use of high quality materials and details; impact on adjoining properties in terms of both bulk and design and amenity of neighbours.

3.4 In terms of the surrounding context, there is some variation in the height and scale of buildings on Stukeley Street. There are several higher adjacent buildings, including the adjacent 8 storey Arab Press House building at 182-184 High Holborn to the north, the 9 storey building opposite to the east at 190 High Holborn and International House (Formerly the City Literary Institute) to the south, which is a 6-storey building. There are also some lower-scale buildings in the vicinity including the 2-4 storey buildings to the west at 7-11 Stukeley Street and Goldsmith Court.

3.5 The existing building on the site built by Richard Seifert in the 1980s originally had 4 storeys above ground level with a flat roof. The mansard extension constructed from slate with flush windows was added in the 1990s. This extension is in a poor condition and it contains structural subdividing walls and angled mansard walls to the facades, which compromise the usability of the space.

3.6 The proposed glazed roof extension would replace the existing mansard roof extension. It would be sited in the same position, but would extend 3.5 m further west into the roof terrace and would be set back in-line with the adjacent Arab Press House Building to the east. It is considered that the modest increase in length would not result in a significant increase in the scale of the roof extension. Stukeley Street is a narrow street and the increased-scale would not be visible from street level on Stukeley Street/Drury Lane to the west.

3.7 The extension would be approximately the same height as the existing mansard roof extension with a vertical rather than sloped façade (3 m in height proposed compared to 2.9 m existing). The extension would be set in from the edges of the roof and would be subordinate to the subject building overall. The proposed plant enclosure, on top of the extension, would have a height of 2.2 m, but would be set well back from the sides of the roof extension and would not be visible from street along Stukeley Street or Smarts Place. There is an existing roof plant enclosure on the existing mansard which is also not visible from street level.

3.8 The roof extension would therefore not result in a visible increase in the height of the extension and would only result in a modest increase in length. Overall, the extension would be commensurate with the scale of the existing roof extension and would integrate well into the streetscene along Stukeley Street, which has buildings of varied heights and scales. The resulting building would also remain subordinate to the adjacent Arab Press House, 190 High Holborn and International House buildings.

3.9 The design of the proposed roof extension would reflect elements in the design of the existing building. The roof extension would be set-back which would reflect the set back ground floor elevation below. The glazed roof extension would also be curved on the corner with Smarts Place and on the step in the elevation along Stukeley Street to match the existing building. In addition, the overhanging roof detail would reflect the upper floor overhang on the main elevation below.

3.10 The proposed roof extension would be constructed from glazed curtain-walling with recessed powder coated aluminium framing. This would be complemented by detailing including the aluminium cladding with a geometric detail, which would run horizontally at the top of the extension, and an overhanging aluminium roof canopy above. The terrace balustrading would also be constructed from aluminium with a geometric detail. This geometric detail would match the replacement ground floor shopfront recently approved in application 2017/1885/P and the proposed balustrading for the roof terrace. Detailed plans showing the materials including images have been submitted and are considered to have a satisfactory visual appearance for this development.

3.11 The replacement terrace balustrading would be set behind the parapet with a low height and the design would reflect the geometric pattern detail used on the proposed roof extension and replacement ground floor shopfront.

3.12 The proposed metal staircase for the roof terrace down to third floor level would replace the existing metal staircase in this position. This staircase would be to the rear of the building and would not be visible from street level along Stukeley Street or Smarts Place. It would have a suitable functional design, which would integrate with the building.

3.13 Overall, the proposed roof extension would be commensurate with the scale of the existing extension and would be subordinate to the subject building. It would have a high quality contemporary design, which would reflect the design and character of the existing building below. The development would enhance the appearance of the building and would not harm the setting of the adjacent Seven Dials Covent Garden Conservation Area.

4.0 Amenity Impact

4.1 Policy A1 (Managing the impact of development) of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours and ensure that the amenity of neighbours is protected. The factors we will consider include visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels and noise and vibration levels.

4.2 The extension would be built up against the flank elevation of the Arab Press House office building which does not contain any windows on its side elevation at 6th or 7th floor levels. It is therefore considered that the extension would not impact on the amenity of that adjacent office building. The extension would be positioned 10 m from the front elevation of the adjacent International House building to the south on the opposite side of Stukeley Street. However, the extension would be commensurate with the scale of the existing extension and would not result in a loss of light or outlook to this building. The extension would be sited 3.5 m further to the west into the roof terrace than the existing extension; however, it would still be set well in from the western boundary and would result in no amenity impact on the adjacent commercial building at 7-11 Stukeley Street to the west or the residential buildings further to the west along Stukeley Street.

4.3 The application proposes the installation of roof condenser units at roof level, surrounded by a 2.2m high acoustic louvered screen on three sides and a 2.2m high brick wall to the rear. A noise survey has been submitted with the application. The Environmental Health Officer has reviewed this and has recommended planning conditions requesting further details of noise mitigation to ensure that the noise level would meet the new Local Plan standard of 10db below background levels.

4.4 The building lighting would be fitted to passive infrared sensors meaning the lights will go out when no one is inside the building to prevent light pollution at night.

4.5 Overall, it is considered that the development would not affect the amenity of nearby residential or

commercial properties in accordance with policies A1 and A4 of the Camden Local Plan.

5.0 Transport Issues

5.1 Policy A1 includes consideration of construction phase impacts, including the use of Construction Management Plans and noise and vibration levels. Any development or works affecting the highway will be expected to avoid disruption to the highway network and development would need to contribute to repair any construction damage to transport infrastructure and reinstate all affected road and footway surfaces.

5.2 The application proposes a large extension to this building, which is located in a constrained Central London location. Construction works are also under-way at several nearby sites. A Construction Management Plan (CMP) will therefore need to be secured by s.106 agreement to mitigate the impact of the construction process on the local highway network and local amenity. The construction process would also involve vehicles and other plant and machinery, which is likely to result in some damage to the local highway. A financial contribution to repair any damage caused to highways will therefore be required by s.106 agreement.

6.0 Conclusion

6.1 Overall, the proposed replacement roof extension would be commensurate with the scale of the existing extension, subordinate to the subject building and the high quality contemporary design would complement the existing building and would enhance the streetscene along Stukeley Street. The extension would also not harm the adjacent Seven Dials (Covent Garden) Conservation Area. The extension would not harm the amenity of neighbouring properties and would have an acceptable impact on the local highway network subject to a construction management plan and highway repairs contribution, which would be secured by s.106 planning obligation.

7.0 Recommendation

7.1 It is recommended that planning permission be granted subject to section 106 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 4th September 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 and search for 'Members Briefing'.

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2017/2337/P**

30 August 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:
15 Stukeley Street
London
WC2B 5LT

Proposal:

DECISION
Demolition of existing mansard roof extension and construction of a replacement glazed roof extension and rooftop plant room containing air conditioning units, together with the installation of a replacement metal balustrading to the roof terrace and replacement metal staircase to the rear.

Drawing Nos: 1604-0100-AP-100 PL01, 1604-0100-AP-101 PL02, 1604-0100-AP-102 PL02, 1604-0100-AP-103 PL02, 1604-0100-AP-104 PL02, 1604-0100-AP-105 PL02, 1604-0100-AP-106 PL02, 1604-0100-AP-107 PL01, 1604-0100-AP-108 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-110 PL01, 1604-0100-AP-111 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-104 PL01, 1604-0200-AP-105 PL01, 1604-0200-AP-106 PL01, 1604-0200-AP-107 PL02, 1604-0200-AP-108 PL02, 1604-0300-AP-101 PL02, 1604-0300-AP-102 PL02, 1604-0300-AP-103 PL01, 1604-0300-AP-104 PL01, 1604-0400-AP-101 PL02, 1604-0400-AP-102 PL02, 1604-0600-AP-001 PL01, 1604-0600-AP-002 PL01, 1604-0600-AP-003 PL01.

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 The development hereby permitted shall be carried out in accordance with the following approved plans 1604-0100-AP-100 PL01, 1604-0100-AP-101 PL02, 1604-0100-AP-102 PL02, 1604-0100-AP-103 PL02, 1604-0100-AP-104 PL02, 1604-0100-AP-105 PL02, 1604-0100-AP-106 PL02, 1604-0100-AP-107 PL01, 1604-0100-AP-108 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-110 PL01, 1604-0100-AP-111 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-104 PL01, 1604-0200-AP-105 PL01, 1604-0200-AP-106 PL01, 1604-0200-AP-107 PL02, 1604-0200-AP-108 PL02, 1604-0300-AP-101 PL02, 1604-0300-AP-102 PL02, 1604-0300-AP-103 PL01, 1604-0300-AP-104 PL01, 1604-0400-AP-101 PL02, 1604-0400-AP-102 PL02, 1604-0600-AP-001 PL01, 1604-0600-AP-002 PL01, 1604-0600-AP-003 PL01.

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

- 3 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant/ equipment and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. 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

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Supporting Communities Directorate

DRAFT

DECISION