



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:	04/07/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	09/06/2017
Officer			Application Number(s)		
Robert Lester			2017/2648/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)					
Installation of three horizontal frameless windows in place of six smaller existing windows on the Smarts Place elevation at first, second and third floor levels.					
Recommendation(s):		Granted 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>Three site notices were erected on the 19/05/2017 and the consultation period expired on the 09/06/2017.</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 concern:-</p> <p>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><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.</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 an 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.

2017/2337/P - 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 - 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 installation of three horizontal frameless windows in place of six smaller existing aluminium framed windows on the Smarts Place elevation at first, second and third floor levels. The proposed three horizontal windows would measure 5.6 m width and 1.8 m height and would replace the six existing 1.1 m width and 1.6 m height windows on this elevation.

2.0 Design of Development

2.1 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.

2.2 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.

2.3 The Council's CPG 1 Design Guidance states that alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building.

2.4 The proposed replacement windows would be installed on the eastern Smarts Place elevation of this building at first, second and third floor levels. The proposed three horizontal windows would measure 5.6 m width and 1.8 m height and would replace the six existing 1.1 m width and 1.6 m height windows on this elevation. The existing windows on the Smarts Place and Stukeley Street elevations are all small vertically proportioned windows arranged in a consistent pattern. These windows are characteristic of a stepped Georgian terrace. However, the proposed replacement

windows would be wider, giving the windows on this elevation a distinctive horizontal emphasis. This would contrast with the retained existing windows on the southern Stukeley Street elevation of the building. The proposed new windows would in-effect join the existing windows on this elevation to form a wider opening, but they would still align horizontally with the windows on the Stukeley Street elevation. The replacement windows would be frameless which would give the building a more contemporary feel and would harmonise well with the proposed glazed roof extension 2017/2337/P and the neighbouring Arab Press House building. Overall, the proposed replacement windows would complement the existing building and would not harm the adjacent Seven Dials (Covent Garden) Conservation Area.

3.0 Amenity Impact

3.1 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 and artificial lighting levels. The proposed replacement windows would not result in increased overlooking of neighbouring properties. The building lighting would be fitted to passive infrared sensors meaning the lights will go out when no one is inside the building.

3.2 Overall, it is considered that the development would not affect the amenity of nearby residential or commercial properties in accordance with policy A1 of the Camden Local Plan.

4.0 Conclusion

4.1 Overall, the proposed replacement windows would complement the existing building not harm the adjacent Seven Dials (Covent Garden) Conservation Area. There would also be no harm the amenity of neighbouring properties.

5.0 Recommendation

5.1 It is recommended that planning permission be granted subject to conditions.

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'.

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

Application Ref: **2017/2648/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

31 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Stukeley Street
London
WC2B 5LT

DECISION

Proposal:

Installation of three horizontal frameless windows in place of six smaller existing windows on the Smarts Place elevation at first, second and third floor levels.

Drawing Nos: 1604-0100-AP-100 PL01, 1604-0100-AP-104 PL01, 1604-0100-AP-105 PL01, 1604-0100-AP-106 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-101 PL02, 1604-0200-AP-102 PL02, 1604-0200-AP-103 PL02, 1604-0300-AP-101 PL03, 1604-0400-AP-102 PL05, 1604-0600-AP-004 PL01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1604-0100-AP-100 PL01, 1604-0100-AP-104 PL01, 1604-0100-AP-105 PL01, 1604-0100-AP-106 PL01, 1604-0100-AP-109 PL01, 1604-0100-AP-112 PL01, 1604-0200-AP-101 PL02, 1604-0200-AP-102 PL02, 1604-0200-AP-103 PL02, 1604-0300-AP-101 PL03, 1604-0400-AP-102 PL05, 1604-0600-AP-004 PL01.

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

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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning