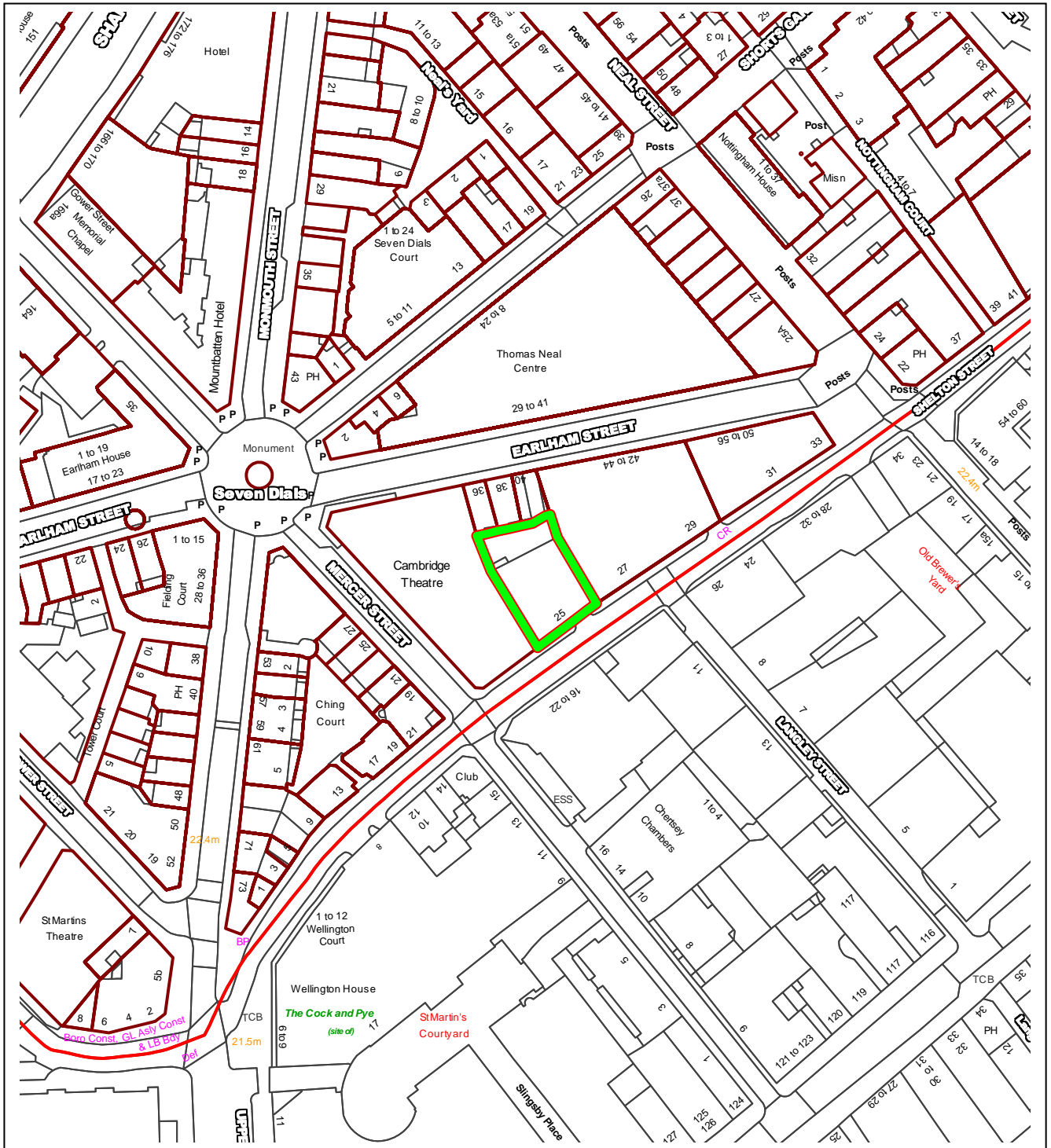


2017/6997/P- 25 Shelton Street



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1. Existing Front Elevation



2. Existing Front Elevation



3. Front elevation in 1974



4. Proposed Front Elevation



Delegated Report		Analysis sheet	Expiry Date:	15/02/2018
(Member's Briefing)		N/A	Consultation Expiry Date:	19/01/2018
Officer			Application Numbers	
Samir Benmbarek			2017/6997/P	
Application Address			Drawing Numbers	
25 Shelton Street London WC1H 9HW			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing shopfront and associated external works to ground floor unit				
Recommendation:	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	--	No. of responses	11	No. of objections	11
Summary of consultation responses:	<p>A site notice was displayed in close proximity to the application site from 29/12/2017 (expiring on 19/01/2017).</p> <p>To date, 10 objections have been received from the following addresses:</p> <ul style="list-style-type: none"> • Flat 11, 25 Shelton Street • Flat 2, 14 Shelton Street • 7 Fielding Court, 28 Earlham Street • Flat 4, 19 Mercer Street (x 2) • Flat 5, 17 Shelton Street • 25 Mercer Street • Flat 3, 13 Shelton Street • 13 Shelton Street • Flat 11, 25 Shelton Street • 21 Mercer Street • Flat 3, 19 Mercer Street <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> 1. The doors at the front elevation that lead to the residential units above have just been replaced. The development may lead to extra expenses for the residents of the building. 2. Issues with anti-social behaviour, namely drug taking and rough sleeping. 3. Proposal fails to implement anti-social measures by still retaining the recesses within the building. The application should be revised for all doors to be flush with the front elevation building line. 4. Residents' parking spaces would be frequently suspended while the works are being carried out. <p>Officer's Response:</p> <ol style="list-style-type: none"> 1. <i>This is a landlord/tenant/management matter between the Shaftsbury PLC and the residents of No. 25 Shelton Street.</i> 2. <i>It is acknowledged and understood that these issues are of important concern to local residents and is a common problem within Central London locations. The application has been reviewed by a police officer who considers that the proposal would not worsen the situation and is acceptable.</i> 3. <i>The eastern recess (the refuse room) has been eliminated by bringing the doors forward. Please refer to paragraph 2.6 and 2.7.</i> 4. <i>The scheme has been reviewed by a transport officer who raises no objection or comment to the scheme as it is of a minor nature.</i> 					

Comments from local groups:

The Ching Court Association have objected to the scheme with their comments summarised as below:

1. The design of the doorways and recesses require revisions as it does not eliminate the problem of anti-social behaviour
2. Other buildings within the area are altering the ground floor facades to discourage anti-social behaviour and this scheme would be contrary to such

Officer's Response:

1. *The refuse store doors have been brought forward to eliminate the eastern recess. The western recess cannot be eliminated for highway concerns and the shopfront recess is considered a characteristic of the building. Please refer to paragraphs 2.6, 2.7, 4.2 and section 5.0.*
2. *Please refer to paragraph 2.7.*

The Covent Garden Community Association have commented, as summarised below:

1. *Encourage the re-design of the front elevation to remove the recessed doorways to detract anti-social behaviour, in particular drug use.*

Officer's Response:

1. *The refuse store doors have been brought forward to eliminate the eastern recess. The western recess cannot be eliminated for highway concerns and the shopfront recess is considered a characteristic of the building. Please refer to paragraphs 2.6, 2.7, 4.2 and section 5.0.*

Site Description

The application site comprises of a ground floor unit within a six-storey building located on the northern side of Shelton Street. The building is located within the Seven Dials Conservation Area and is described as a building that is a positive contributor to the conservation area. It is not a listed building.

The building is within Covent Garden with the borough boundary between the LB Camden and the City of Westminster adjoining the front of the site.

Relevant History

(Ref:2017/3487/P) – Planning permission granted on 14 August 2017 for the use of basement and ground floor for an flexible use, as either retail (A1) or health and beauty spa (sui generis), or a combination of the two.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

D3 (Shopfront)

Camden Supplementary Planning Guidance

CGP1 (Design)

1. Proposal

- 1.1 Planning permission is sought for the following, which are proposed in line with the existing permission for a change of use to Class A1/sui generis (see Relevant History):
- Removal of existing black cladding with stone finishes;
 - Rendering and painting of areas underneath existing cladding in white;
 - Removal and installation of shopfront door to ground floor retail unit;
 - Installation of dark grey metal framing by entrance to ground floor retail unit;
 - Removal of existing ground floor shop windows and installation of dark grey metal framed 'box' full height display windows;
 - Alterations to existing refuse storage doors and residential entrance doors to include dark grey metal panelling at the foot of the doors.
 - The repositioning of the refuse storage doors so that it is recessed minimally against the front elevation (revised drawing).
- 1.2 Revisions were submitted during the process of the application in which the positioning of the existing refuse room doors were altered so it was near flush with the front elevation. This is to address concerns of anti-social activity that is present within the recesses at street level within the Covent Garden area.
- 1.3 The main issues for consideration are:
- Design; The impact of the proposal upon the character or appearance of the host building and the surrounding area
 - Residential amenity; the impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.
 - Crime and anti-social behaviour
 - Transport

2. Design

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 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.
- 2.2 CPG1 (Design) recommends alterations to take into account the character and design of the host building and its surroundings. Windows, doors and materials should complement the existing building. Furthermore, shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself.
- 2.3 The northern side of Shelton Street is characterised by buildings between five and six storeys in height with commercial premises at the ground floor level. At ground floor level, the elevation is either rendered or painted and recesses and large shopfronts are featured including large display windows.
- 2.4 The proposed alterations to the front elevation are considered to be acceptable in their design and materials in relation to the building and the surrounding Seven Dials Conservation Area. The removal of the existing black cladding with stone finishes is welcomed as it is considered

an existing feature that detracts from the shopfront and the building. The application of render (painted white) is considered to be appropriate in this context as it would blend with the existing limestone and render on the front elevation at ground floor level.

- 2.5 The existing timber framed entrance door to the ground floor unit would be replaced by a new door with dark grey metal framing while the existing shopfront windows will be replaced with box-style windows (that project from the interior of the unit but still appear flush with the front elevation wall), which are also with a dark grey metal framing. These alterations are considered to be acceptable and to not detract from the character and appearance of the building. Further details including a sample of the metal framing will be secured by condition.
- 2.6 Other alterations include the replacement and relocation of the refuse room doors so that they are only slightly recessed from the front elevation, which would eliminate one of the recesses at ground floor level. The proposed doors would be constructed of dark grey metal panelling with framing and an over panel of the same material. The replacement residential entrance and basement fire escape doors will also be constructed of grey panelling. The recess of the entrance to the ground floor unit will remain, as it is a characteristic of the shopfront.
- 2.7 It should be noted that the recesses are considered a characteristic feature of the buildings along the Shelton Street and the wider Seven Dials area. It is understood that there are problems present in relation to crime and anti-social behaviour and efforts are made to remove the recesses and make the front elevations flush at ground floor level. However, it is considered that if all the recesses are altered and the elevations become flush, this would drastically alter the character and appearance of the buildings and wider conservation area. The issue of crime and anti-social behaviour is dealt with below.

3. Residential Amenity

- 3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 3.2 The proposed development is not considered to affect the amenity of adjoining residential occupiers due to its minimal scale and that the works are located at ground floor level while residential units are at upper floor levels within the adjoining buildings.

4. Transport and Highways

- 4.1 The scheme has been reviewed by a transport office who raises no comment or objections to the scheme. The scale of the proposal and the number of materials transported is considered enough to not warrant a construction management plan (CMP).
- 4.2 It was commented that the residential door and fire escape door would need to remain in their position and the associated recess will need to be maintained as the fire escape door pushes outwards on exit. To relocate this forward would cause concerns of it opening up to the public highway.

5. Crime and Anti-Social Behaviour

- 5.1 It is acknowledged that there is an issue with anti-social and criminal behaviour within the Covent Garden area and there have been instances reported of drug dealing, drug taking, violence, threatening behaviour and rough sleeping within the recesses, alleyways and doorways. No. 25 Shelton Street features such recesses, and in particular the eastern recess where anti-social activity has been known is of a considerable depth.
- 5.2 The proposed scheme has been reviewed by a police officer who raises no objection. The refuse room doors will be brought forward, almost flush with the building line, which would eliminate the one of the recesses and therefore improve the existing situation. As noted above, the other doorway needs to be recessed for highways safety.
- 5.3 The proposals would create an active shopfront, creating more street activity, encouraging footfall on this street, and natural surveillance and would therefore help reduce crime and anti-social behaviour. Opportunities for anti-social activities would be reduced by the elimination of the recess by the refuse room.

6. Recommendation

Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th March 2018, 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'.



Mr R Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2017/6997/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

20 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Shelton Street
London
WC2H 9HW

DECISION

Proposal:
Replacement of existing shopfront and associated external works.

Drawing Nos: 5699: A-100_P1; A-202_P4; A-304_P34; A-943_P3; A-923_P3; A-942_P3;
Design and Access Statement Rev 01 by Hyphen; Cover Letter by Rolf Judd dated 20
December 2017.

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 5699: A-100_P1; A-202_P4; A-304_P34; A-943_P3; A-923_P3; A-942_P3; Design and Access Statement Rev 01 by Hyphen; Cover Letter by Rolf Judd dated 20 December 2017.

Reason:

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

- 4 Before the relevant part of the work is begun, 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:

Manufacturer's specification details of the proposed metal framing (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 D1 and D2 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.

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

DECISION