

125 Shaftesbury Avenue, London, WC2H 8AD

Planning, Design and Access Statement

March 2018

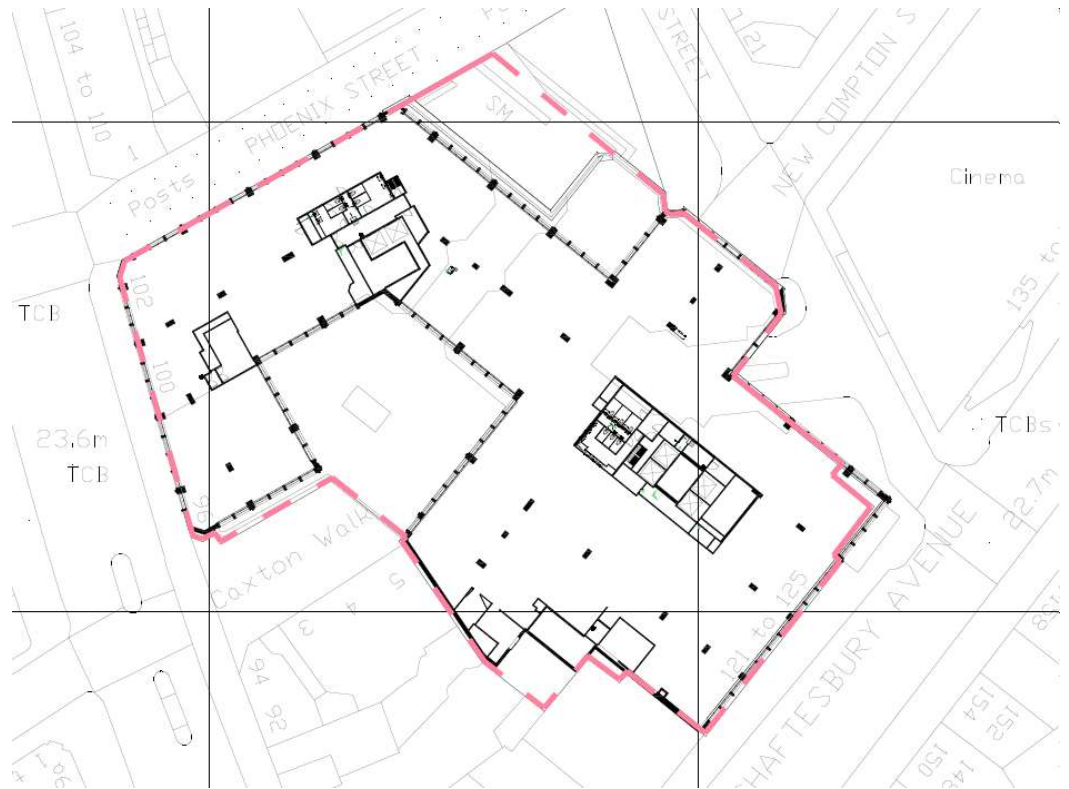
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1 INTRODUCTION

- 1.1 This document has been prepared in support of an application for full planning permission for the provision of roof level plant at 7th floor level of 125 Shaftesbury Avenue following the removal of redundant plant.
- 1.2 The proposals are related to the upgrade of the existing office space for use as serviced offices in line with the existing lawful use of the building.
- 1.3 The application site is indicated on the Site Plan at Figure 1.
- 1.4 This statement presents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:
 - Existing Site
 - Planning History
 - Proposed Development
 - Planning Policy Context
 - Planning Considerations
 - Conclusions

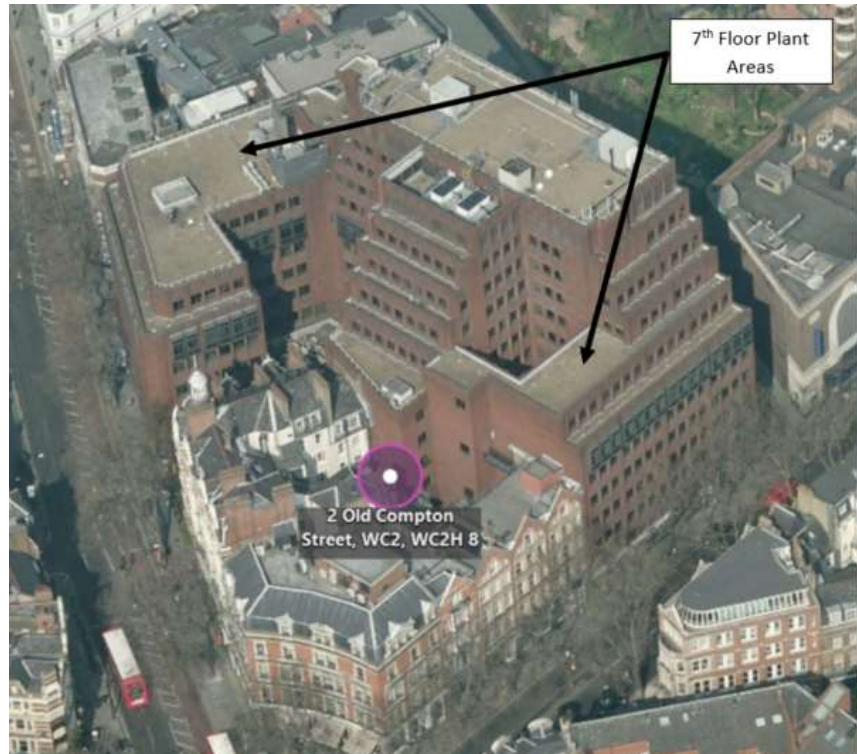
Figure 1: Site Plan



2 EXISTING SITE

- 2.1 The site comprises 125 Shaftesbury Avenue, a 10 storey office building with retail at ground floor level that was originally granted planning permission in 1978. The building fronts onto Phoenix Street to the north, Shaftesbury Avenue to the south-east and Charing Cross Road to the west.
- 2.2 The building is currently vacant and undergoing refurbishment works and internal fit-out to upgrade the existing office space for use as serviced offices. A birds eye view of the property is included at Figure 2.

Figure 2: Birds Eye View

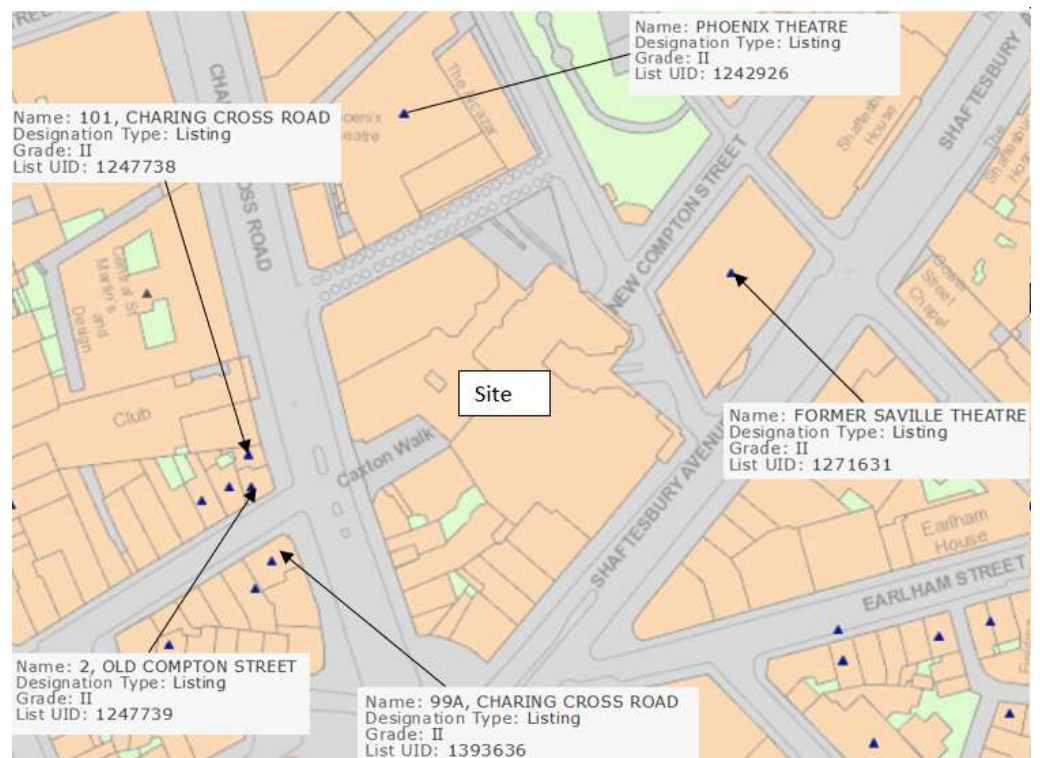


- 2.3 As can be seen in the aerial view, there are a number of roof level plant areas. This application relates to the 7th floor roof to the north of the building as indicated and a further external area to the South-East. Photos of the existing plant are included at Figure 3. There have been numerous piecemeal additions at 7th floor level to serve the changing needs of the building which has resulted in a fairly cluttered plant arrangement. These are detailed under the planning history section of this report.
- 2.4 The existing 7th floor plant is not visible in street level views, however may be visible from higher level views from the building to the penthouse apartments on the opposite side of Charing Cross Road.
- 2.5 There are a number of listed buildings in close proximity to the application site. The Grade II Listed Phoenix Theatre is situated to the North, and further Grade II Listed buildings are located at 2 Old Compton Street, 99A Charring Cross Road and 101 Charing Cross Road to the West.
- 2.6 These are indicated in the annotated Historic England map at Figure 4.

Figure 3: Photographs of existing plant



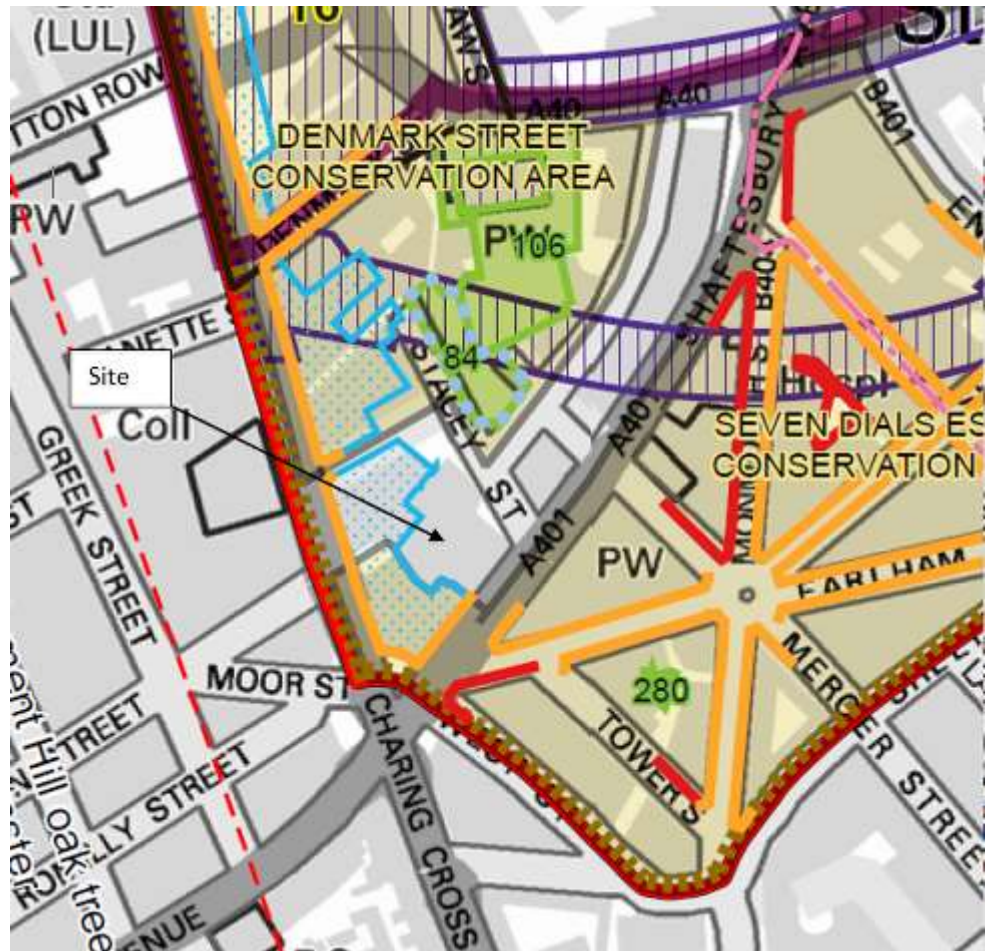
Figure 4 - Annotated Historic England Map Extract



Designations

- 2.7 The site is local within the Central London Area and within an Archaeological Priority Area according to the adopted Policies Map (Figure 5)
- 2.8 The building is not within a conservation area, however Denmark Conservation Area is situated to the west/ north-west and Seven Dials Conservation Area is situated to the south-east.

Figure 5 Camden Policies Map
Extract (Adopted June 2017)



Relevant Planning History

- 2.9 The relevant planning history is included in the table at Figure 6.

Figure 6: Relevant planning history

2016/ 5202	Remodelling, refurbishment and extension of existing office building (Class B1) at upper floor levels, roof level and within lightwells to provide 9,682sqm additional floorspace, including terraces, a new public route, a relocated office entrance (Charing Cross Road), rooftop plant and flexible retail uses (Classes A1/A3), along with associated highway, landscaping and public realm improvements.	Application not yet determined
2010/6407/P	Installation of 6 condensing units to 7 th floor roof space of existing office block	PP Granted 2011
2006/0314/P	Installation of 1 x new air conditioning unit adjacent to 6 x existing units at 7 th floor roof level.	PP Granted 2006
2004/5140/P	The installation of 5x condensor units and 1x satellite dish on the 7 th floor roof space.	PP Granted March 2005
2003/0472/P	Siting of 6 external Air-Conditioning Condensor Units on first floor flat roof within fenced enclosure.	PP Granted Aug 2003
PS9904697	The installation of a radio equipment cabin and three panel antennae, mounted on the roof.	No Objection Confirmed Aug 1999
PS9804757	The erection of six pole mounted directional antennae, up to four dish antennae and one equipment cabin with a maximum cubic capacity of 30 cubic meters.	No Objection Confirmed Aug 1998
PS9804478	The installation of a louvre at first floor window facing Stacey Street for air handling equipment.	PP Granted 1998
P9601380	Installation of 1.8 diameter satellite dish on 7 th floor flat roof.	PP Granted 1996
P9600702	Installation of new chiller and pump and new satellite dish at seventh floor level roof; new air handling plant and associated weather louvre at tenth floor level roof; new chillers, pump and plant at eleventh floor (top) roof.	PP Granted 1996
P13/36x/A/26 208	Development of the site bounded by Charing Cross Road, Phoenix Street, Stacey Street and New Compton Street and the site bounded by New Compton Street, Stacey Street, Shaftesbury Avenue, 123 Shaftesbury Avenue, and 5 New Compton Street by the erection of a basement and ten-storey building for use as shops, showrooms, restaurant and offices together with associated car parking.	PP Granted 1978

3 PROPOSALS

3.1 The application proposes the provision of roof level plant at 7th floor level of 125 Shaftesbury Avenue following the removal of redundant plant. The application comprises the following:

- Removal of redundant plant;
- Removal of stair overruns on northern part of roof level;
- Replacement of existing window on south-east part of roof level with new access door to match windows;
- Provision of new plant in the two proposed plant areas as summarised below:
 - i. 7th floor level (north) - Air Handling Unit, twin fan toilet extract and VRF air conditioning units;
 - ii. 7th floor level (south-east) - VRF air conditioning units.

4 PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise

4.2 The development plan and other key material considerations are set out below.

National Planning Policy

4.3 The National Planning Policy Framework (2012) (NPPF) and the DCLG Planning Practice Guidance are material considerations in the context of Section 38(6) quoted above.

4.4 Paragraph 14 of the NPPF states that at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

4.5 Paragraph 17 sets out 12 planning principles. These include the following principles:

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...;

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

4.6 Paragraphs 19 and 20 of the NPPF state that

19. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century.

4.7 Paragraph 58 of the NPPF requires policies to set out requirements for the quality of development that will be expected. This includes ensuring that developments (*inter alia*):

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- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.*
 - *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.*

Development Plan

4.8 The development plan for the London Borough of Camden comprises the following documents:

- The London Plan - March 2016;
- Camden Local Plan - July 2017

4.9 The Camden Planning Guidance (adopted 2017) is also relevant.

Camden Local Plan

4.10 Local Plan **Policy A4 (Noise and Vibration)** seeks to ensure that noise and vibration is controlled and managed and requires development to have regard to the Camden's Noise and Vibration thresholds. The policy states that the Council will not grant planning permission for:

a. development likely to generate unacceptable noise and vibration impacts; or

b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

4.11 The Policy states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

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

Camden Planning Guidance

4.13 Paragraph 11.6 of the Camden Planning Guidance states that in refurbished development, plant and machinery should be accommodated within the building structure, or incorporated into the design of external modifications.

4.14 Other design considerations for building services equipment include:

- screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight;

- Plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings;

the design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building; and

- where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security.

5 PLANNING CONSIDERATIONS

- 5.1 This section considers the planning and design aspects of the proposals. The proposals have been assessed in relation to the key planning policies set out in the preceding sections of this statement.

Design Considerations

- 5.2 The proposed plant at 7th floor level (north) will replace the various piece-meal areas of plant that have been granted permission over the years. It will provide a more cohesive appearance and will improve private higher level views from nearby properties within the neighbouring conservation area. The new plant at 7th floor level (south-east) is low rise and will extend only a very small amount above the existing parapet wall. The proposed plant will therefore comply with the requirements of Local Plan policy D2.
- 5.3 The proposed plant locations will not be visible in street level views due to their low-rise design and location in relation to the building edge. This complies with the Camden Planning Guidance.

Noise

- 5.4 A noise assessment has been prepared by Arup and is submitted in support of this application. The report demonstrates that the proposed plant will be within required noise thresholds and will therefore not result in any harm to the amenity of nearby residential dwellings with respect to noise in compliance with Local Plan Policy A4.

Planning Balance

- 5.5 Paragraph 19 of the NPPF apportions 'significant weight' to the need to support economic growth. The proposal will enhance the existing commercial offer at 125 Shaftesbury Avenue to the benefit of small and medium sized businesses which will occupy the serviced offices once the refurbishment of the building is complete.
- 5.6 The proposals will contribute to the de-cluttering of the roofscape at 7th floor level, resulting in an improvement to higher level views from within the adjacent Denmark Conservation Area. It will therefore improve the setting of the Denmark Conservation Area.
- 5.7 The noise report demonstrates that the plant is within the acceptable noise levels set out within the Camden Local Plan.

6 CONCLUSIONS

- 6.1 This submission applies for full planning permission for the following development.

Provision of roof level plant at 7th floor level of 125 Shaftesbury Avenue following the removal of redundant plant

- 6.2 The proposal will enhance the existing commercial offer at 125 Shaftesbury Avenue to the benefit of the numerous small and medium sized businesses that will occupy the building once the refurbishment is complete, in accordance with Paragraph 19 of the National Planning Policy Framework.
- 6.3 The removal of some of the existing cluttered plant at 7th floor level and replacement with modern equipment will improve higher level views of the property and will therefore enhance the setting of the conservation area.
- 6.4 As demonstrated within the acoustic report prepared by Arup, the amenity of neighbouring dwellings will be protected from noise.
- 6.5 It is therefore considered that the development complies with the development plan and other material planning considerations. It is therefore respectfully requested that planning permission is granted.

	Initials	Date
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