

Delegated Report		Analysis sheet		Expiry Date:	15/09/2017
		N/A / attached		Consultation Expiry Date:	01/09/2017
Officer			Application Number(s)		
Ben Farrant			2017/4193/P		
Application Address			Drawing Numbers		
Noho House 30 Cleveland Street London W1T 4JD			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of railings around the existing lightwells following alterations to and removal of upstands on the Cleveland Street and Tottenham Street elevations					
Recommendation(s):		Refused			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refuse Permission					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed between 11/08/2017 and 01/09/2017</p> <p>It was advertised in the Ham and High between 10/08/2017 and 01/09/2017</p> <p>No responses were received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

Site Description

Noho House is a 1930's six storey (plus basement) terraced property on a corner plot fronting onto Tottenham Street and Cleveland Street. The property is of an Art Deco style and is fully rendered.

The property is sited within the Charlotte Street Conservation Area, but is not a 'positive contributor'; it is adjacent to the Grade II Listed Buildings at 16-22 Cleveland Street. The site also falls within the area covered by the Fitzrovia Area Action Plan (2014).

Relevant History

None directly applicable

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan July 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

T1 - Prioritising walking, cycling and public transport

Camden Planning Guidance

CPG1 - Design

CPG4 - Basements and lightwells

CPG6 - Amenity

Charlotte Street Conservation Area Character Appraisal and Management Strategy 2008

Assessment

The application proposes alterations to the existing lightwells fronting on to Cleveland Street and Tottenham Street, including removing and reducing existing upstands, the introduction of two upstands, and the installation of cast iron railings to surround the lightwells.

In determining this application it is acknowledged that a number of railings around lightwells exist within the area, as detailed by the applicant. In this instance however, the railings would not be a traditional feature of the building and would not serve to maintain or enhance the character or appearance of the conservation area.

The railings are considered to be unacceptable in principle due to their impact on the appreciation of the architecture of the 1930's Art Deco style host building, the visual obstruction they would present in the public realm and characterful historic streetscape, and the detailed design. The proposed development would represent less than substantial harm to the conservation area, and with no public benefit derived from the scheme, the proposal is considered to be unacceptable in principle.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alteration would not unduly impact on the amenities of nearby occupants. No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been taken into account when determining this application.

Given the above assessment, the proposed development is contrary to policies D1, D2 & T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation

Refuse planning permission.