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Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

26 June 2018

Dear Sir/Madam

RE: APPLICATION BY SHEPHERD FOODS HOLDINGS LTD FOR THE INSTALLATION OF A ROOF TOP COVERED WALKWAY AT 77 SHELTON STREET, WC2B 2RH

This application has been submitted via the Planning Portal (reference PP-07039853). Accordingly, please find the following attached in support of the planning application:-

1. Planning application form, signed and dated;
2. Relevant ownership certificates, signed and dated;
3. Site location plan at scale 1:1250, ref: 4780/LP;
4. Proposed Second Floor Plan ref: 4760/P2 (showing the approved position);
5. Proposed Glazed Walkway ref: 4760/P31;
6. Steel Frame Elevations and Details Plan ref: 17161/03; and
7. Photographs of the site.

Payment of £234 to your Council, to cover the planning application fee, will be arranged upon submission of this application.

In addition to the above and the enclosed documentation I would be grateful if you could take into consideration the contents of this letter in the determination of the planning application. Please note the **Design and Access Statement** and **Heritage Statement** forms part of this covering letter.

The Proposal

The application seeks permission for the installation of a covered walkway between the two recently developed offices on the second floor/roof top. Planning permission for the offices included a walkway at rooftop level with safety barriers and this application seeks permission to install a clear glazed cover above the safety barriers (extending the approved up posts to provide the roof supports). The proposal is clearly shown on the submitted plans.

Background

The property, which was constructed in the 1950s, is arranged on basement, ground and two upper floors of office accommodation. The ground floor unit known as 24/25 Drury Lane has always been used for retail purposes and is currently occupied by Majestic Wine Warehouses. Permission was granted on 21 February for the change of use of the rear part of the ground floor (Shelton Street end) and basement to office (Class B1a) use (ref: 2017/6560/P). Works for the change of use are nearing completion and occupation is expected shortly.

Planning permission (ref: 2014/1157/P - approved 3 June 2014) granted consent for the erection of two mansard roof extensions facing Shelton Street and Drury Lane to provide additional Class B1 office space (102.5 sq.m at the Shelton Street end of the unit of the building and 112 sq.m at the Drury Lane end). There have subsequently been applications to vary the Drury Street elevation to allow for the addition of windows in the Drury Lane elevation (ref: 2017/1053/P) and a non-material amendment (ref: 2017/5820/P) to make minor changes to materials, window/door positions and roof lights. A further non material amendment was approved on 3 April 2018 for a retrospective amendment to the angle of mansard roof on the Shelton Street Elevation (ref: 2018/1379/P). These permissions have been implemented and the works have recently been completed.

Planning Policy

The National Planning Policy Framework, adopted in March 2012, confirms that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise, but also confirms the assumption in favour of sustainable development, which includes seeking positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life.

The relevant Development Plan Policies are contained in the Camden Local Plan, adopted in July 2017. It is relevant to note that the site falls within the Seven Dials Conservation Area, the Central Activity Zone (CAZ) and within a 'highly accessible area'.

Policy G1 (Delivery and Location of Growth) confirms the Council's commitment to securing high quality development and promoting the most efficient use of land and buildings by supporting development that makes best use of its site and resisting development that makes inefficient use of land. The policy notes a requirement for 685,000sqm of office floor space is needed in the period up to 2031 for the London Borough of Camden.

Policy E1 (Economic Development) advises that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The Council will, inter alia, support businesses of all sizes, in particular start-ups, small and medium sized enterprises; maintain a stock of premises suitable for a variety of business activities; and direct new offices to Central London to meet the forecasted demand.

Policy E2 (Employment premises and sites) confirms the Council will encourage the provision of employment premises and sites in the borough. Existing sites will be protected particularly those that support small businesses and that support the function of the Central Activities Zone (CAZ).

Policy D1 (Design) seeks to secure high quality design in development. Policy D2 (Heritage) confirms that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. With reference to conservation areas, development within such areas should preserve, or where possible, enhance the character and appearance on the area.

Planning Issues

The proposal relates only to the installation of a roof top covered walking way linking the Drury Lane end office space with the stair well and other roof top office, both of which are located on the second floor/roof top of the building known as 24/15 Drury Lane, 76 and 77 Shelton Street. When permission was granted for the office space, permission was granted for a clearly defined walkway with safety barriers either side and forms part of the emergency exit from both office elements. This application seeks to effectively extend the uprights of the safety barrier to a height that can then support a glazed roof.

The purpose of the proposal is to provide office users with some shelter from the elements when moving between the main stair well, which provides access to the street on Shelton Street, and other parts of the office space.

The principle of office use on site is supported by the planning history of the premises and policy at both national and local level. The proposal seeks to enhance the quality of the office space to make it more desirable to occupiers and provide users with protection in inclement weather, improving the working environment. Therefore the proposal accords with policies E1 and E2 which encourage the provision of quality office floorspace especially to meet the needs of small businesses.

The site's location within the Seven Dials Conservation Area is noted and it is considered that the non-intrusive design of the walkway will mean that there is no impact on the conservation area. The structure makes use of the already approved walkway safety barriers by merely extending the existing uprights with the installation of a clear glazed roof.

The walkway and associated structure is not visible from ground level. The rooftop area is only visible from properties which overlook the roof from the northwest and southeast. These are primarily other office uses. As one would expect from a roof top there are a number of plant areas and fire escapes and similar uses in the immediate vicinity. Accordingly it is not considered that there are any amenity issues arising from the proposal from a visual perspective even considering the site's location within a conservation area. On this basis it is considered that the proposal accords with policy D1 and D2.

Design and Access Statement

Consideration has been given to design and access matters in the development of the proposal. It is considered that the proposal is of an appropriate scale and its layout reflects the already approved walkways. Careful consideration has been given to the design of the walkway to ensure it is as lightweight in appearance as possible whilst being fit for purpose and hardwearing. Landscaping is not an issue for this proposal.

Access to the office areas remains unchanged by the installation of the covered walkway albeit a more pleasant environment is to be created for all.

Heritage Statement

As noted above the site is within the Seven Dials Conservation Area. Detailed consideration has been given to the design of the walkway ensuring it has no adverse impact on the Conservation Area. The walkway is not visible from ground/street level with only limited visibility from other properties at roof top level. It has been designed to be as light weight as possible and given the transparent nature

of the roof and the already approved walkway barrier it will be non-intrusive. Accordingly the proposal is acceptable in heritage terms.

Conclusion

The proposal complies with the development plan including specific policies E1, E2, D1 and D2, indeed the proposal will enhance the office provision on site. There is no adverse impact arising from the installation of the covered walkway and it will have no impact on the Seven Dials Conservation Area.

I look forward to discussing the application in due course but if you have any queries please contact me on 07770 328674 or jackieford.plan@btinternet.com.

Yours faithfully



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