



Aldermay House,
10 - 15 Queen Street,
London, EC4N 1TX

T: 020 3848 2500
W: indigoplanning.com

Mr T Young
Regeneration and Planning
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

**Via Planning Portal
PP- 07260439**

let.006.PR.AM.27910001

28 September 2018

Dear Tony

LYNTON HOUSE, TAVISTOCK SQUARE, WC1H 9LT

On behalf of our client, Global Holdings Management (UK) Limited, we are pleased to submit an application for full planning permission in respect of Lynton House, Tavistock Square. A full description of development is outlined below.

In addition to this covering letter, the application comprises:

- Completed application form and certificates;
- Completed CIL Additional Information Form;
- Site Location Plan, prepared by Barr Gazetas;
- Existing and proposed plans and elevations, prepared by Barr Gazetas;
- Design and Access Statement, prepared by Barr Gazetas;
- Heritage Assessment, prepared by the Heritage Collective; and
- A Daylight/sunlight letter, prepared by Lumina London Ltd.

The proposed development comprises 114.46 sqm (GEA) of non-residential development. Therefore, payment for the requisite application fee of £924.00 has been made.

Site location

The application site comprises Lynton House, a 10 storey plus basement Class B1 office building with commercial units at ground floor. The building has a T-shaped footprint and a courtyard and car park to the rear. The site is easily accessible by public transport with Russell Square, Euston Square tube stations and Euston Station located within a short walk of the site. It is also well served by numerous bus routes.

The building faces Tavistock Square and sits within a predominantly commercial area comprising office, educational and institutional uses. The nearest residential properties are located on Burton Street, 50m from the rear of the application site.

The property is not statutorily or locally listed, but there are a number of listed buildings adjacent and to the rear of the site. The site is also located within the

London • Manchester • Leeds • Birmingham • Dublin

Registered office: Indigo Planning Ltd, Aldermay House, 10 - 15 Queen Street, London, EC4N 1TX
Registered number: 2078863 VAT number: 449246134



Bloomsbury Conservation Area and is recognised as a Positive Contributor within the area.

Proposed development

The application seeks full planning permission for:

A rooftop extension, ground floor cycle centre, alterations to the car park, cycle parking and a replacement smoking shelter

The purpose of this development is to improve the nature and quality of amenities on site, providing a better place to work and helping to improve the commercial appeal and long-term viability of the site.

Planning history

A number of planning applications have been submitted in relation to the site, none of which are of relevance to this proposal.

Pre-application advice

The proposals have been prepared following pre-application discussions with the Council. A formal request for pre-application advice was made and registered under the reference 2018/2201/PRE. The feedback provided by Planning Officers in July 2018 has been incorporated into the design of the development. These changes include:

- Reduction in the footprint of the proposed roof terrace, setting it back from the edges of the building;
- Reduction in the height of the proposed decking area and mansard roof edging, to provide a slimmer profile;
- Introduction of planting areas to provide softer, natural borders and to soften the appearance of the terrace; and
- Selection of a suitable balustrade, which is not overly reflective.

Planning assessment

Development plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an adopted development plan contains relevant policies, an application for planning permission shall be determined in accordance with the plan, unless material considerations indicate otherwise.

The development plan for this area comprises the London Plan (MALP) (March 2016), the Camden Local Plan (March 2017) and the Fitzrovia Area Action Plan (March 2014). Any supporting documentation and emerging planning policy documents, including the Draft London Plan, may also form a material consideration.

Proposed use

The proposal comprises:

- a roof terrace extension;
- a ground floor cycle centre;
- a secured cycle parking area;
- 34 new cycle parking spaces;
- the relocation of existing disabled parking bays; and
- a replacement smoking shelter.

Together, these proposals seek to enhance the facilities available to those working at Lynton House.

Policies E1 and E2 of the Local Plan supports businesses of all sizes and encourages the provision of facilities which ensure the continued provision of employment on site. The development proposals have been designed to ensure that the building remains suitable and attractive for employment use, by providing much needed facilities for employees and visitors to the site. This objective is consistent with those set out within the London Plan.

The principle of development is assessed below.

Commuter and staff facilities

In order to better meet the day-to-day requirements of employees and visitors to the site, the application seeks to provide a new 'commuter hub' in the existing car park at the rear of the site which would include new shower and changing facilities and increase the cycle parking spaces from 80 to 114. A new smoking shelter replacing the current utilitarian smoking shelter is also proposed.

Roof terrace

The application also seeks to provide outdoor amenity space in the form of a new roof terrace. It will be accessed by lift through a planned extension to the existing lift core. The terrace will be for staff use and office functions only - it will not be accessible to the general public.

The proposed terrace measures 226 sqm which equates to approximately 2.3% of the 9,920 sqm of existing office floorspace. It will be ancillary to the primary B1 Office use of the building, providing an amenity space for existing employees on-site. It will be for use by the employees of Lynton House and will not be accessible to the public.

Design and heritage

Policy D1 of the Local Plan seeks to secure high-quality development, which should respond to any heritage assets in the surrounding area, in accordance with Policy D2.

Lynton House is not listed locally or nationally, but is located within the Bloomsbury Conservation Area, and is adjacent to a number of listed buildings. The proposed cycle parking facilities and replacement smoking shelter will be linked to Lynton House via a covered walkway and discreetly located in the car park to the rear of Lynton House using a palette of high quality materials.

A combination of careful siting and use of high quality materials will ensure the character and appearance of the building and the Conservation Area is maintained with the setting of the Listed Buildings preserved, in accordance with Policy D2.

A Heritage Assessment has been prepared to assess the potential impact of the development upon the heritage assets which have been identified. The report concludes that there will be no harm associated with the proposals, and that the design of the proposed development successfully preserves the setting, character and appearance of these assets. The development proposals are therefore compliant with Policy D2.

Amenity

Policy A1 of the Local Plan requires applications to consider any impacts the development may have on the amenity of the surrounding area.

The commuter facilities provided at ground floor level are small in scale and will not overshadow any neighbouring buildings, nor will it affect the outlook or privacy of neighbouring buildings. The design of the block incorporates a green roof, meaning that it will have a positive impact upon any views down into the car parking area. High quality materials will be used which will improve the appearance of the rear of the car park.

The creation of the rooftop terrace involves the creation of a new decked area, above the existing roof, and will comprise a simple balustrade and small storage building which will be set back from the edge of the building and from the edge of the mansard roof and will not lead to any overshadowing or sense of overlooking.

The development will not have a material impact upon the amenity of the surrounding area and is compliant with Policy A1 of the Local Plan

Noise

Policy A1 of the Local Plan requires development to consider the noise and vibration impacts of development.

The ground floor amenity block has been designed to provide basic amenities for employees of the site. Other than the smoking shelter, the block does not include any areas in which to congregate. The shelter replaces a previous, more utilitarian structure and the enclosed design of the replacement shelter will help to contain any noise.

The rooftop terrace will not be publicly accessible and will be used by employees of the site as a day-to-day amenity.

The development proposed by this application will not have a material impact on the levels of noise generated by the site. The amenities provided for employee use will be monitored and managed in a responsible way and, on this basis, are compliant with Policy A1.

Daylight and sunlight

Policy A1 of the Local Plan requires development proposals to consider any potential impact upon the levels of daylight and sunlight receivable at neighbouring properties. This issue has been investigated by Lumina London Limited and is submitted as part of the application. A site inspection was carried out and the proposals assessed against the standards contained in the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (2011).

The assessment concludes that the proposed development will comply with the BRE Guidelines, and that given this low risk there should be no need to produce a detailed Daylight & Sunlight Analysis to be undertaken, as the proposed development will not affect the amenity of any neighbouring dwellings. On this basis the proposals are compliant with Policy A1.

Transport

Car parking

The development will involve the erection of a new single storey building within the existing car parking area. This will require the loss of four car parking spaces. The development will continue to be served by 28 spaces, including two disabled parking spaces.

This approach is consistent with the aims of Policies T1 and T2 of the Local Plan. The development will promote more sustainable means of transport by providing sheltered and secure cycle parking spaces together with the amenities needed to enable employees to cycle to work on a day to day basis.

Whilst the develop involves the loss of four car parking spaces, these are not required by the business or by employees commuting to and from work. The car park is heavily underused and the new cycling facilities, together with the high accessibility to public transport (PTAL 6B), mean that the loss of these spaces will not put pressure on surrounding on-street car parking spaces.

The development retains two disabled parking bays, so that the building can continue to provide equal access.

Cycle parking

The site is currently served by 80 cycle parking spaces, provided through two rows of Sheffield parking stands. The lack of any changing facilities means that these spaces are heavily underused.

The existing building provides 9,920 sqm of office floorspace. According to London Plan standards, the offices should be served by at least 110 cycle parking spaces. The proposed development seeks to retain the majority of these spaces and provide an additional 34 spaces within a secure enclosure. The development will bring the total number of cycle parking spaces to 114 spaces, meeting and exceeding London Plan standards.

These spaces will be served by a purpose-built shower and changing facility, immediately accessible from the cycle parking area, and with easy access to the main office building. The provision of this facility will meet the needs of cyclists and encourage more employees to cycle to work.

Overall the development will significantly improve the amenities available to anyone seeking to cycle to the site. Regular commuters will be able to store their bikes within a safe and lockable enclosure, whilst the remaining Sheffield stands will provide the convenience needed to visitors and occasional cyclists.

Community Infrastructure Levy

A CIL Additional Information Form has been submitted as part of this application and demonstrates that the development is not liable to pay Mayoral or Camden CIL.

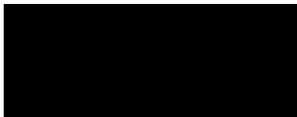
Conclusions

The proposed development seeks to provide a roof top extension to provide additional amenity space for staff. New commuter facilities will be provided in the car park which will comprise a cycle centre, comprising additional cycle parking, shower and changing facilities. A replacement smoking shelter is also proposed.

High quality materials will be used, and 34 additional cycle parking spaces provided. The proposals have been carefully designed to ensure they maintain and enhance the character of the conservation area and do not harm the setting of the adjacent listed building.

We trust that the information provided is sufficient and that the application can be registered and validated. If you require any further information please do not hesitate to contact me or my colleague, Helen McManus.

Yours sincerely



Paul Reeves
cc: Global Holdings Management