

2018/2568/P – 2 Windmill Street, London, W1T 2HX



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Photos



1. Front elevation



2. Rear elevation



3. Rear adjacent side elevation



4. Rear adjacent side elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/08/2018
		N/A / attached	Consultation Expiry Date:	05/08/18
Officer			Application Number(s)	
Jaspreet Chana			2018/2568/P	
Application Address			Drawing Numbers	
2 Windmill Street London W1T 2HX			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
New shopfront to ground floor incorporating alterations to the front facade, erection of two storey rear extension at first and second floor, replacement windows to rear elevation and associated works				
Recommendation:		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>The site notice(s) were displayed, one was put outside No.2 Windmill Street and one outside No.10 Charlotte Street on 06/07/18 (consultation end date 30/07/18).</p> <p>The development was also advertised in the local press on the 12/07/18 (consultation end date 05/08/18).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	No objections were received from neighbouring properties.			
CAAC/Local groups* comments: *Please Specify	<p>One objection was received to the consultation by Charlotte Street Association :</p> <ol style="list-style-type: none"> 1. On the basis of the information provided, which does meet the requirement to show the location of windows in adjoining properties it is not possible to judge the impact on the amenity of the residential upper floors at 10 & 12 Charlotte Street. 2. The proposal represents overdevelopment of an already large extension to the original building. 3. The existing shopfront is identified as one of merit. The proposed replacement is considered very fussy due to its excessive subdivision. <p>The Bloomsbury Conservation Area Advisory Committee has made a comment about the proposal:</p> <ol style="list-style-type: none"> 4. Considers the new shopfront to be an improvement on the existing one in terms of reverting to a more traditional design. However, the creation of door between the windows makes the façade appear rather squashed on the ground floor. The traditional design of the main door is more in keeping with the conservation area. <p><u>Officer's response:</u></p> <p>1 & 2: <i>The proposed rear extension as stated within the decision notice will only project a modest 2m deep and 2m wide adjoining the existing three storey extension at No.3 & 4 Windmill Street. The extension has also been reduced down from three storey to two storey and is not full width. This would in turn reduce any impacts caused to neighbouring properties in regards to loss of light and overbearing impacts. The immediate rear section closest to 10 & 12 Charlotte Street would not be extending out further than the existing building line. Lastly this part of the site is within a built up area so elements of overlooking are had from all sides of the rear elevations to all the buildings in this corner. In addition the first and second floor would be used as office space and not habitable so this would further limit any overlooking.</i></p> <p>3 & 4: <i>The comments of the CAACs response was relayed to the applicants and the design of the shopfront was simplified by moving the central door across to the left hand side leaving full windows to the centre and bringing the existing entrance door forward in line with the existing shopfront to have a consistent building line. This is further justified within the discussion below.</i></p>			

Site Description

The application site comprises a four storey (plus basement) a mid-terrace, Georgian townhouse located on the west side of Windmill Street. The surrounding area is a mix of commercial, retail, offices and restaurants.

The proposal relates to the ground floor unit and the basement only, which are in B1 office use and are currently vacant. The above floors are in office and residential use. The subject property falls within Charlotte Street Conservation Area and is not listed but is noted as a positive contributor to the area.

Relevant History

The planning history for the application site can be summarised as follows:

No.2 Windmill Street:

2012/0261/P - Change of use of basement (2 Windmill Street) from offices (Class B1) to restaurant (Class A3) in connection with existing restaurant at basement and ground floor of 14 Charlotte Street – Granted on 20/07/2012.

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

Charlotte Street Conservation Area Appraisal and Management Plan

Assessment

1. The proposal

1.1. Planning permission is sought for

- replacement timber shopfront to ground floor incorporating alterations to the front facade,
- erection of two storey part-width rear extension at first and second floor
- replacement windows to rear elevation
- other external associated works.

1.2. During the course of the application, the following changes were negotiated:

- The shopfront was changed by moving the central door to the left hand side.
- Reduction in height of rear extension from 3 to 2 stories.
- Change of use element of proposal (from B1 to mixed A1/B1) omitted as applicant failed to provide sufficient information to justify the loss of employment floorspace.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Charlotte Street Conservation Area
- The impact on neighbouring amenity

3. Design and Conservation

- 3.1. Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

Alterations to shopfront

- 3.2. The proposal seeks to install a new shopfront within the ground floor of 2 Windmill Street which is in B1 office use and is currently vacant. The current shopfront consists of a traditional style design which was altered in the 1990s. The original shopfront would have been a traditional design matching others in the street with slight differences. Many shopfronts along the street have since been altered to a more modern appearance such as fully glazed frontages.
- 3.3. The proposal aims to retain the traditional design of the shopfront but add an additional access. The pilasters on both sides and framing are likely to be original or a reinstatement of the original design. These are in good condition and will be retained. The proposed design will retain the scale and proportions of the existing façade and design of the fenestration of the building, but will introduce another entrance door for the ground floor office unit to the left hand side of the shopfront.
- 3.4. The timber windows and doors would be subdivided into smaller panes with stallriser, mullions and transoms to restore the façade to appear similar to the existing. Furthermore, the existing entrance door will be brought forward to align with the existing shopfront separating the front office unit to a separate entrance hallway for the above residential properties, this would be considered an appropriate alteration.
- 3.5. Given the above it is considered that the proposal would be an acceptable alteration to the street frontage and will preserve the character and appearance of the host building and the surrounding Conservation Area.
- 3.6. 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.

Erection of rear extension

- 3.7. The proposals include the erection of a two storey rear extension, built up against No.3 Windmill Street's rear three storey closet wing extension. As measured against the existing horizontally stepped profile of the rear elevation, the extension would project an additional 1m at first floor and 2m at 2nd floor. It would be 2m wide and 6m in height, terminated with a flat roof.
- 3.8. The extension would have a subordinate relationship with the existing building. Its size, scale and depth would be an appropriate addition to the rear elevation, would be in keeping with the scale of other 'closet wing' extensions to the rear of this terrace such as those at Nos.3 and 4 Windmill Street. Although the building has already had its rear building line extended previously by a full width, full height extension, the proposed additional extension would not exceed the building line which has been established across the rear of this terrace by neighbouring properties. The extension would be constructed in brickwork to match the new rear elevation (see para 3.10) which is consistent with the material palette of the area.
- 3.9. The extension would not be visible in any public views and by virtue of the application site's location, tucked away in the corner of the wider building group, would only be visible in very limited private views from the 'above ground' windows of adjacent buildings. It is not considered to be harmful to these views.
- 3.10. The extension's design, size, scale and materials are therefore all considered acceptable and would have an acceptable impact on the character and appearance of the host building and the surrounding conservation area.

Alterations to rear elevation

- 3.11. The rear façade would be changed from aluminium cladding to brick, which would match the brick used on the new closet wing extension and would match other properties along this side.

3.12. The proposal also involves replacement of the existing aluminium windows to the rear elevation with traditional softwood double glazed sash windows. The windows would match the design and appearance of the windows to the front elevation of the host building and neighbouring properties and are considered acceptable.

4. The impact on neighbouring amenity

4.1. The extension is modest in scale, and would be built up against the bulk of the neighbour's existing closet wing. Through the course of the application amendments were made by reducing the rear extension down from three stories to two which has reduced the impact on neighbouring amenity. The applicant also provided a daylight and sunlight assessment, which demonstrates that the development would result in no material impact on adjacent properties in terms of loss of daylight or overshadowing and the proposal is in accordance to the BRE guidance.

4.2. The rear extension would comprise two rear-facing windows. No window openings are proposed within the south-western elevation which would ensure that there would be no overlooking of neighbouring properties to the west.

4.3. The development is therefore considered to be in accordance with planning policies A1 and D1 of the Camden Local Plan.

5. Conclusion

5.1. The proposal would be in keeping with the host building and the surrounding street scene and it would preserve the character and appearance of the Charlotte Street Conservation Area.

6. Recommendation

6.1. Grant conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th December 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'.

Application ref: 2018/2568/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 18 December 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Windmill Street
London
W1T 2HX

Proposal:

New shopfront to ground floor incorporating alterations to the front facade, erection of rear extension at first and second floor, replacement windows to rear elevation and associated works

Drawing Nos: 2WS 000, 2WS 001, 2WS 900 Rev A, 2WS 901 Rev A, 2WS 902 REV A, 2WS 903 Rev A, 2WS 904 Rev A, 2WS 100 Rev D, 2WS 101 REV D, 2WS 102 REV C, 2WS 300 Rev C, 2WS 200 Rev D, Design and Accss Statement, Daylight and Sunlight Statement.

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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2WS 000, 2WS 001, 2WS 900 Rev A, 2WS 901 Rev A, 2WS 902 REV A, 2WS 903 Rev A, 2WS 904 Rev A, 2WS 100 Rev D, 2WS 101 REV D, 2WS 102 REV C, 2WS 300 Rev C, 2WS 200 Rev D, Design and Accss Statement, Daylight and Sunlight Statement.

Reason:

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

- 3 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.

- 4 Before the relevant part of the works commences, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 paragraph 38 of the National Planning Policy Framework 2018.

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

DRAFT

DECISION