

# 4 Flitcroft Street- 2018/5778/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/01/2019
		N/A		<b>Consultation Expiry Date:</b>	30/12/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Thomas Sild			2018/5778/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
4 Flitcroft Street London WC2H 8DJ			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of replacement ground floor frontage, removal of render from first and second floor frontage, and replacement of all front elevation windows					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Types:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>			
Informatives:				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	Press notice: 06/12/2018 – 30/12/2018 Site notice: 30/11/2018 – 24/12/2018			
<b>CAAC/Local groups* comments:</b>	<p><b>Covent Garden Community Association – Part support, part objection</b></p> <p>Reasons for objection:</p> <ul style="list-style-type: none"> <li>• Proposed finishes detract from the views of St-Giles-in-the-Fields</li> <li>• Metal panelling should be timber</li> <li>• Windows should match more closely the wooden-framed windows above</li> <li>• A condition should be added requiring the doors to be kept shut at all times to reduce energy consumption and safeguard the amenities of neighbours</li> </ul> <p>Reasons for support:</p> <ul style="list-style-type: none"> <li>• Supports of windows, removal of render nor the replacement of the existing ground floor piers</li> </ul> <p><b>Bloomsbury CAAC – Part support, part objection</b></p> <p>Reasons for objection:</p> <ul style="list-style-type: none"> <li>• Division of elevation into 3 bays at ground level must be preserved</li> <li>• Ground floor openings appear overly long and low level horizontal division to the glazings should be introduced</li> <li>• Reservations about the extent of metal</li> </ul> <p>Reasons for support:</p> <ul style="list-style-type: none"> <li>• Restores the ground floor vertical proportions</li> </ul> <p><i>Officer response: These issues are all addressed in sections 2.1 – 2.18 (Design and heritage)</i></p>			

## Site Description

The application site relates to a five storey (including basement and roof floor level) building on the west side of Flitcroft Street within the Denmark Street Conservation Area.

No.4 adjoins Grade II listed No. 6 Flitcroft Street and sits opposite the Grade I listed St-Giles-in-the-Fields church and its Grade II listed lychgate, and the Grade II listed Nos. 1-5 Flitcroft Street, Elms Lester Painting Rooms and adjacent Grade II listed St Giles Vestry Rooms.

## Relevant History

### Application site

- 31/03/2015 – 2012/6858/P - permission granted for redevelopment involving the erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, **4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1)**. Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA)
- 2018/2348/P – Withdrawn by applicant - Installation of replacement ground floor frontage, removal of render from first and second floor facade, and replacement of all front elevation windows. *Applicant was advised that the scheme did not sufficiently address design and heritage considerations in its impact on the host building and surroundings.*

### 6 Flitcroft Street

- 07/03/2011 - 2011/0095/P permission granted for alterations to the fenestration of the ground floor facade and addition of rooflight to the rear elevation of building (Class B1)

## Relevant policies

### National Planning Policy Framework 2018

### London Plan 2016

### Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

The Denmark Street conservation area appraisal and management strategy (2010)

## **Assessment**

### **1. Proposal**

1.1. Planning permission was granted on the 31<sup>st</sup> March 2015 for the St Giles Circus redevelopment of which 4 Flitcroft Street was included. This application now seeks permission to develop a different frontage design to provide usability for the ground floor A1 restaurant space, and separate accesses for the residential above and basement below. The proposals include the following:

- Removal of the existing ground floor render/stucco frontage and replacement with a part glazed, part brick and steel frontage with moveable concertina metal screening;
- Removal of the existing render from upper building to reveal original brick façade; brick condition to be assessed on site, to be repaired/replaced if necessary and any new facing bricks to match existing;
- Replace existing timber window fittings at upper storeys with fenestration details to match existing

### **1.2. Changes since the withdrawn 2018/2348/P (See relevant history):**

1.3. Officers have been closely involved in reworking the scheme from the previous withdrawn proposal, made in conjunction with the architect's further studies and in response to the CAAC's and CGRA's concerns. This application differs from the previous submission insofar as:

- Overall glazing has been reduced and central piers are now proposed along the ground floor frontage to retain more solidity and better reference the three-bay verticality of the frontage
- Areas of openable glazing are significantly reduced, to include just the central bay section
- The previously proposed metal shutters across the left bay glazing have been omitted

### **2. Assessment**

#### **2.1. Design and heritage**

2.2. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.

2.3. No. 4 Flitcroft Street is understood to have been constructed circa 1903 as a commercial building with warehousing and associated access doors on the ground floor. Photographic evidence has been provided indicating that the building was originally red-brick faced with glazed tiles. The photograph shows a brick face with large warehouse type doors with a glazed

transom above occupying the central bay, a window to the left hand side and secondary door to the right. The building did not have a symmetrical composition as originally designed.

- 2.4. The 1908 photograph below confirms that the existing ground floor frontage form is not original. The size of the ground-floor openings and their infill have all been altered since then, with render added across the whole façade, including a channelling to the piers of the large ground floor frontage. The left hand window was significantly enlarged to provide a large door. Steel security shutters have been in existence on the building for a number of years.



2.5.

No. 4 Flitcroft St c1908

- 2.6. The proposal to remove the stucco render would remove a non-original alteration that has obscured the building's original character and harmed its appearance. Both adjoining buildings, including Grade II listed no. 6 Flitcroft Street are stock-brick faced with the predominant facing on the adjacent Denmark Street also being in brown stock brick. The neighbouring Grade-II listed Elms Lester Painting Studios are built in red brick. With this historic and surrounding context in mind, the removal of the existing non-original render and restoration of a red-brick faced frontage, with dressings and glazed tiles, is considered a significant enhancement of the appearance of the building, much better revealing its character, and the contribution both make to the Conservation Area. The proposed revealed red-brick façade would better complement the existing variety of historic brick tones in the immediate street context.
- 2.7. These late Georgian, Victorian and Edwardian buildings form a group with domestic and light-industrial character, contrasting with and providing a rich and subtle townscape backdrop to the grander Classical architecture in stone of St Giles Church (Grade I) and its Lych Gate (Grade II). Both as accent and backdrop, the proposed red brick and dressing materials would provide a significant enhancement to the setting of St Giles Church and the Lych Gate.
- 2.8. The ground floor frontage today is in an altered form, both in its materials and fittings but also in the proportions of its openings. This proposal would recreate the three bay vertical division as seen on the higher floors. The proposal to alter the size and arrangement of ground-floor openings takes account of the original fenestration pattern. It would reinstate something of the original scale and character of these warehouse openings, according with the significance of the large loading bays seen on the Grade II listed Elms Lester Painting Studios opposite which

help to communicate that building's original and locally-important function.

- 2.9. Within the masonry surrounds with their reinstated tiling, an expressed steel structure emphasises the partially lost composition of the original façade, and mediates between the ground-floor and the façade above. The two central vertical piers divide the frontage into its three components and give it visual weight.
- 2.10. The proposed slatted metal facing to the piers and within the right-hand side bay, reflects the industrial heritage of the building and surrounds. The metal frontage within this bay is required to provide two separate accesses – to the residential core and as means of escape from the basement.
- 2.11. Openable glazing has been limited to the central bay only, as access to the restaurant space, and this is considered to reflect and respect the original primacy of the central bay and its prominence as a void, which provided a warehousing entrance to the building.
- 2.12. A bay study has been produced by the architect, giving specific consideration to the view onto the upper portion of the ground-floor frontage of no. 5 which is available through the Grade II listed Lych Gate, from within the porch and the central Narthex area of the Grade I listed church itself. The setting of the church group would be enhanced overall by the recovery of some of the building's original character and appearance.
- 2.13. Planning permission was granted for alterations to the ground floor façade of the adjoining Grade II listed no. 6 Flitcroft Street in 2011. This scheme was contemporary in design and the officer report at the time comments that the replacement frontage in that instance was acceptable in replacing a poor quality frontage which detracted from the building's character and the design reinforced the area's industrial character.
- 2.14. The proposal would not result in changes to the overall mass, height or bulk of the host building.
- 2.15. Overall, the proposed frontage would create a rich modern design, whilst clearly respecting the host building's form and scale, as well as its original industrial and warehouse type character. This industrial and warehouse character is evident in both the listed buildings and others further along Flitcroft Street. The proposed changes would enhance the character and appearance of the Denmark Street Conservation Area.
- 2.16. The application also includes the replacement of the existing timber frontage windows at first, second and third floor levels. The proposed replacements would replicate the existing fenestration and material. Further details of fittings would be required by condition for approval by the Council to safeguard the appearance of the building and surroundings.
- 2.17. On balance, for the reasons outlined, the proposals are not considered to detract from the setting of St Giles-in-the-Fields Church, the listed Lych Gate or Nos. 1-5 or 6 Flitcroft St
- 2.18. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.19. Special regard has also been attached to the desirability of preserving the adjacent listed buildings, their setting and any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.20. Neighbour amenity

- 2.21. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 2.22. By virtue of the development nature and siting, it would not result in direct impact on the amenities of neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.
- 2.23. The change of use permission for 4 Flitcroft Street under 2012/6858/P restricts the hours of operation of the A1/A3 to specified times in order to safeguard the amenities of the adjoining premises. This is would mitigate impact on surrounding occupants and a condition requiring the restaurant doors to remain shut as requested by CGRA would not therefore be necessary.  
Safety and security
- 2.24. Local Plan policy C5 seeks to make Camden a safer place by requiring developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in wards with relatively high levels of crime, such as Holborn and Covent Garden.
- 2.25. Flitcroft Street is a vehicular cul-de-sac with pedestrian only access beyond no. 4. The street narrows considerably and takes on a secluded nature, giving rise to potential anti-social behaviour and the fear and perception of such. The introduction of a more visually permeable frontage will discourage anti-social behaviour and therefore enhance pedestrian amenity, safety and usability by allowing casual surveillance of Flitcroft Street. The removal of the existing security shutters, and their omission from this resubmitted design would also improve the perception and fear of crime to passers-by.

### 3. Recommendation

- 3.1. 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 14th January 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2018/5778/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 9 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Iceni Projects Ltd  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**4 Flitcroft Street**  
**London**  
**WC2H 8DJ**

# DECISION

Proposal:

Installation of replacement ground floor frontage, removal of render from first and second floor facade, and replacement of all front elevation windows

Drawing Nos: Design & Access Statement (November 2018), 1401\_4F(PL)100, 1401\_4F(PL)130, 1401\_4F(PL)160, 1401\_4F(PL)200 Rev 02, 1401\_4F(PL)230 Rev 02, 1401\_4F(PL)260 Rev 03

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: Design & Access Statement (November 2018), 1401\_4F(PL)100, 1401\_4F(PL)130, 1401\_4F(PL)160, 1401\_4F(PL)200 Rev 02, 1401\_4F(PL)230 Rev 02, 1401\_4F(PL)260 Rev 03

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Samples of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Plan, section and elevation drawings of all glazing and framing on ground floor frontage and upper floor windows.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 A method statement for the removal of render, protection and any required repair of dressings and decorative features, with a sample panel of render removal to be made available for inspection by the Council before works continue on site.

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**