

# Cyclone House, 27-29 Whitfield Street 2018/3967/P



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Photo 1: Existing building



Photo 2: Rendered image of approved proposals (permission ref: 2017/6080/P)





Photo 3: View of application site from Crabtree Fields.



Photo 4: View of east elevation (Whitfield Street)



Photo 5: View of east elevation taken from the South



Photo 6: Existing Whitfield Street front lightwell.



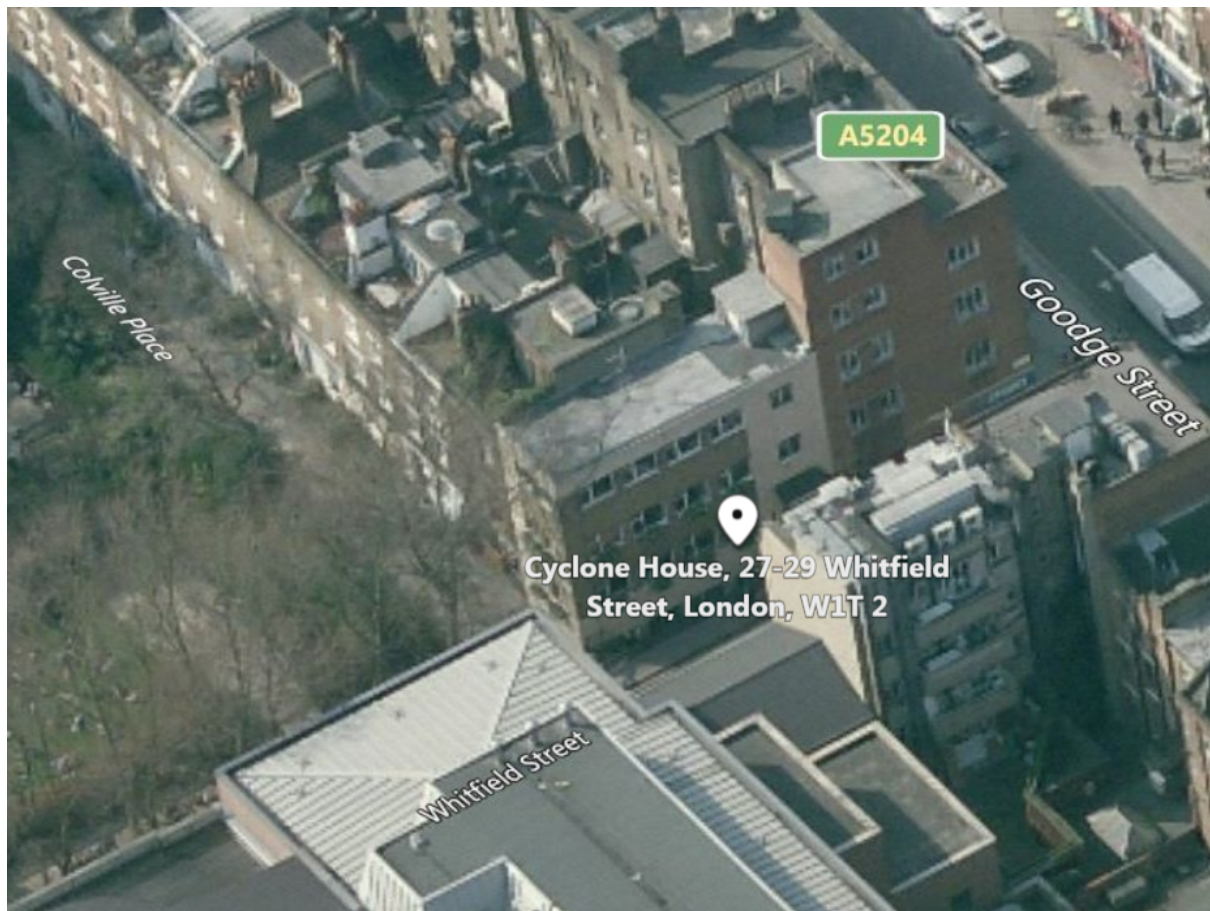


Photo 7: Aerial view of the site



Photo 8: Brickwork samples

- 1 = Existing brickwork following cleaning and treatment with Keim paint
- 2 = Existing brickwork following render removal, repair and treatment with Keim paint
- 3 = New brickwork sample (to be used for roof extension and replacement bricks) following treatment with Keim paint

N.B. Photos taken are not in natural daylight

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>10/10/2018</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Laura Hazelton			2018/3967/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Cyclone House 27-29 Whitfield Street London W1T 2SE			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Samples and manufacturer's details of brickwork as required by condition 3(c) of planning permission granted on 27/06/2018 under ref: 2017/6080/P for the Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, infill of light-well at basement level, removal of rendered panels and application of mineral paint treatment to existing brickwork.				
<b>Recommendation:</b>		Approve details		
<b>Application Type:</b>		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site notices and press adverts were not displayed as there is no statutory requirement to advertise Approval of Details applications.</p> <p><b>1 Colville Place</b> objected on the following grounds:</p> <ul style="list-style-type: none"><li>• In my view the use of the proposed finish on the areas where the existing rendering is to be removed would give the building an unwarranted prominence to the detriment of the Conservation Area and the setting of the adjoining listed house.</li><li>• At the Planning Committee the Applicants showed a CGI, this misleadingly showed an even appearance over the whole facade.</li><li>• In reality this cannot be achieved there would self-evidently be a material difference in appearance between the areas where the rendering has been removed as per sample and the areas of the facade where the existing fairface brickwork has been painted. The result would give the building a “piebald” appearance.</li><li>• The Applicants should be asked to prepare adjoining sample panels showing the proposed finishes to both the areas (rendering removed/fairface brickwork) so that a more accurate assessment of the proposed finished appearance of the building can be made.</li></ul> <p><b>Officer response:</b> <i>Since the above objection was received, the applicant has revised the tone and thickness of the paint treatment and submitted an additional sample showing the existing cleaned brick, the existing repaired brick, and the new brick, all with the paint treatment (please see photo 8). Please also refer to section 2 of the officer’s report for full assessment.</i></p>					
Charlotte Street Association:	<p>The <b>Charlotte Street Association</b> object on the following grounds:</p> <ul style="list-style-type: none"><li>• In our previous letter of 18th April 2018, we objected, for various reasons, to the principle of (removing the existing render and) applying the proposed Mineral Paint to the existing fairfaced and exposed brickwork and to the new fairfaced brickwork. We also thought that the result will not be as the architect/applicant thinks it will be, but will appear as painted brickwork – which is confirmed by the sample.</li></ul>					



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|  | <ul style="list-style-type: none"><li>• The sample shows the mineral paint applied to the existing brickwork only. But, there is no sample showing the result on the new fairfaced brickwork as well. Thus, it is not possible to judge the resulting overall appearance when the mineral paint is applied to the different types of brickwork of the final scheme. For this reason we wish to object, and would like to ask that there is sample showing the mineral paint when applied to the different proposed brickworks (i.e. existing fairfaced bricks; the exposed bricks after the render removed/repared; and the new fairfaced bricks).</li></ul> |
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***Officer response:*** *Since the above objection was received, the applicant has revised the tone and thickness of the paint treatment and submitted an additional sample showing the existing cleaned brick, the existing repaired brick, and the new brick, all with the paint treatment (please see photo 8). Please also refer to section 2 of the officer's report for full assessment.*

## Site Description

The site consists of a 3 storey plus basement building dating from the mid-20th century. It was constructed following bomb damage at some point between 1958 and 1968. The building is typical of the period with a modest façade of brickwork with render panels and strips of metal framed windows. The application site covers an area of approximately 0.0133 hectares (133sqm) on the corner of Whitfield Street and Colville Place.

The site is located within the Charlotte Street Conservation Area, but is not identified as making a positive contribution to its character and appearance in the Conservation Area Appraisal and Management Plan (2008). Immediately to the west of the site at 1 Colville Place is a Grade II listed house by Max and Jolanta Neufeld dating from 1964.

The surrounding area is characterised by a mix of uses including more commercial uses towards Goodge Street and residential use along Colville Place. 1 Colville Place and the majority of the adjacent terrace are a similar scale and height of 3 storeys with a setback 4th floor. Buildings along Whitfield Street are more variable, with the majority over 4 storeys in height.

Directly to the south of the site is the designated public open space of Crabtree Fields. The site is located within the designated Central London Area, falling within the London view management corridor from Parliament Hill oak tree to the Palace of Westminster. It is also located within the Fitzrovia Area action plan.

## Relevant History

**2017/6080/P** - Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, infill of light-well at basement level, removal of rendered panels and application of limewash to existing brickwork. Granted planning permission subject to S106 Agreement 27/06/2018.

**2018/5143/P** - Amendments (including change of external vertical metal railing to 3rd floor south elevation to internal vertical railing, and removal of redundant existing external metal stairs at basement level and enclosure of lightwell with double-glazed rooflights), to planning permission granted on 27/06/2018 (ref: 2017/6080/P) for 'Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, infill of light-well at basement level, removal of rendered panels and application of mineral paint treatment to existing brickwork'. Non-Material Amendment granted 16/01/2019.

**2017/6922/P** - Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, and infill of light-well at basement level. Appeal against non-determination (APP/X5210/W/18/3198243) – Appeal allowed on

01/11/2018.

**2016/6495/P** - Change of use of basement, ground and first floor to flexible uses (Class use A1/ B1/ D1), second floor to B1 office, and new single-storey roof extension to create additional B1 office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, and infill of lightwell at basement level. Granted permission subject to a S106 Legal Agreement on 04/08/2017, later quashed.

Officer note: The decision was subject to a judicial review on the basis that the Council had failed to assess the heritage impact of the proposal. The Council agreed to submit to papers and the decision was formally quashed on 04/04/2018.

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG 1 Design (2015, updated March 2018)

CPG 6 Amenity (2011, updated March 2018)

CPG Amenity (2011, updated March 2018)

## Assessment

### 1. Proposal

1.1 This approval of details application seeks to discharge condition 3 (part c) of planning permission granted on 27/06/2018 under ref: 2017/6080/P (as described in history section above).

1.2 Condition 3 required the following:

*Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*

*a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.*

*b) Plan, elevation and section drawings of proposed balustrades, canopies, lightwell glazing and entrance railings at a scale of 1:20.*

*c) Samples and manufacturer's details at a scale of 1:10 of brickwork, with a full scale sample*



*panel of brickwork of no less than 1m by 1m demonstrating the proposed colour, texture, face-bond, pointing, salvaged brick and mortar repairs and the finished surface treatment and colour.*

*A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The sample panel of brickwork shall not be approved without first having been referred to the Council's Member's Briefing Panel.*

*The relevant part of the works shall then be carried in accordance with the approved details*

1.3 Details relating to condition 3 parts a & b have been submitted separately and were approved on 05/03/2019 following members' briefing. The application was reported to members due to three objections being received from a neighbouring resident and local groups.

1.4 The current approval of details application relating to the proposed brickwork treatment is being reported to members prior to determination, as it was specifically requested by members during the Planning Committee's determination of the original parent application (reference 2017/6080/P).

## **2. Assessment**

2.1 The applicant has submitted a sample panel of the proposed Winerberger Smeed Dean brick, manufacturer information on the Keim Restauro Lasur paint treatment and a methodology statement detailing the process for render removal and brick repair. The method statement and Keim product information are the same as submitted and considered acceptable at full planning application stage.

2.2 A photograph was also provided showing the specific colour tone and thickness of the Keim product which had been applied to an area of brickwork following render removal and brickwork repairs. Following this, at the officer's request additional samples were prepared showing the following:

1. Existing brickwork following cleaning with Neolith 600 brick cleaner and application of Keim treatment.
2. Existing brickwork following removal of rendered panels, brick repair works and application of Keim treatment.
3. Proposed new brickwork to be used for the new roof extension and any brick replacements where necessary with Keim treatment applied. The new bricks would be used should there be any bricks which cannot be repaired (where the depth of surface loss is greater than 50% of the whole brick depth in any one area, or where the face of the brick is lost to more than 75% of the brick face in full) they would be replaced with matching reclaimed bricks.

2.3 All samples had been treated with Keim paint in the colour 9552.

2.4 The samples have been reviewed on site by planning and conservation officers and considered

acceptable. The sections of brickwork which had seen the render removed and bricks repaired were of an acceptable quality, and all three types of brickwork appeared uniform when finished with the proposed Keim treatment. Where the render is removed, the brickwork will be doff cleaned (a steam-based cleaning system), and all joints to both existing and exposed brickwork will be repointed. The treatment successfully eliminates any significant differences in brick colour while allowing the natural warmth and variety of the brick colour to come through.

- 2.5 The colour finish is a white/grey stone colour as was considered to be most appropriate by officers at application stage. The proposed colour and consistency is considered appropriate in the surrounding context which features a variety of materials including yellow stock brick, red brick, dark brick, and white/beige render.

### **3. Conclusion**

- 3.1 The details have been reviewed by the Council's conservation officer who is satisfied that the details would be in line with those approved under the original application and would be sympathetic and appropriate for the host building and surrounding conservation area, and would preserve the setting of the adjacent listed building.
- 3.2 It is therefore recommended that condition 3 (parts c) of planning permission reference 2017/6080/P dated 27/06/2018 is discharged.
- 3.3 The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding conservation area and would preserve the setting of the adjacent listed building at 1 Colville Place. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> March 2019, 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: 2018/3967/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 6 March 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)

Stagg Architects  
First Floor  
30-32 Tabard Street  
London  
SE1 4JU

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**Cyclone House**  
**27-29 Whitfield Street**  
**London**  
**W1T 2BG**

# DECISION

Proposal: Samples and manufacturer's details of brickwork as required by condition 3(c) of planning permission granted on 27/06/2018 under ref: 2017/6080/P for the Change of use of basement, ground and first floor to flexible retail, business and non-residential institution uses (classes A1/ B1/ D1), second floor to office use (class B1a), erection of single-storey roof extension to create additional office space, rooftop plant enclosure, facade alterations including new front entrance, replacement windows, infill of light-well at basement level, removal of rendered panels and application of mineral paint treatment to existing brickwork.

Drawing Nos: Keim Restaurolasur technical data sheet, Keim 'The Lasur Effect - Brickwork' document, PAYE render removal methodology dated 14 March 2018, Keim Restaurolasur paint in colour 9552, and Winerberger Smeed Dean brick sample.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 You are advised that all conditions relating to planning permission granted on 27/06/2018 under reference 2017/6080/P which need details to be submitted, have been approved.



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 2019.

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**