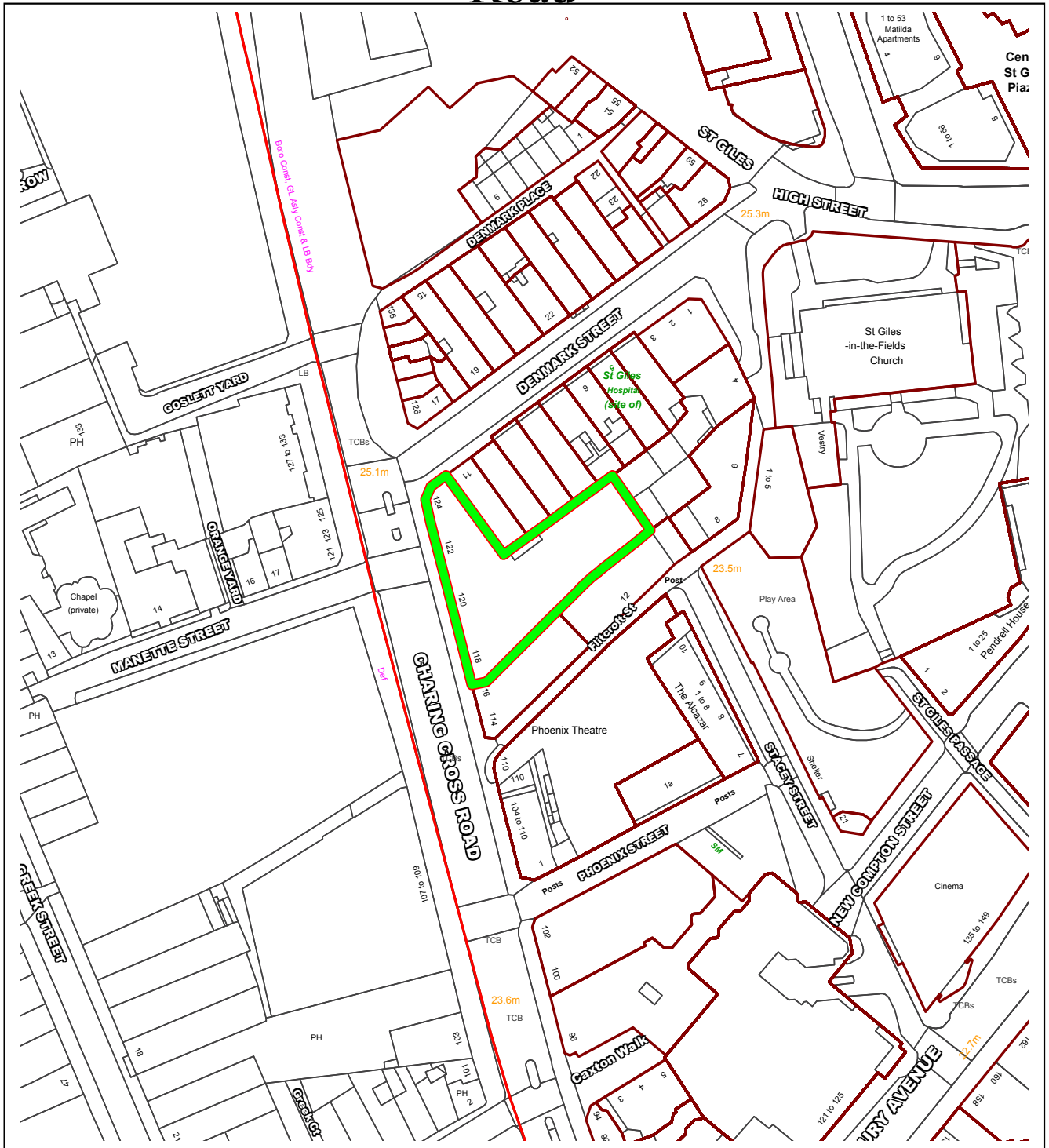
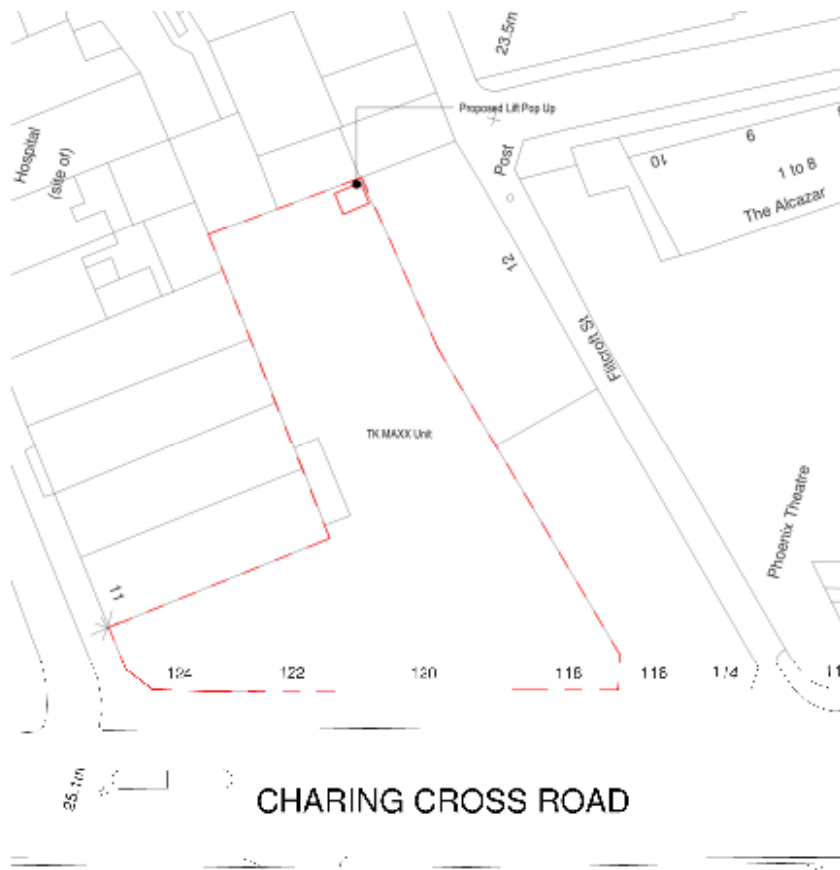


2019/1342/P – 118-124 Charing Cross Road



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2019/1342/P – 118-120 Charing Cross Road, WC2H 0JR



1) Siting of proposed lift increase in height of 340mm



2) Birds-eye view; proposal area outlined in yellow



3) Existing lift shaft to be extended 340mm upwards

Delegated Report		Analysis sheet		Expiry Date:	14/05/2019
(Members Briefing)		N/A		Consultation Expiry Date:	05/05/2019
Officer				Application Number(s)	
Ben Farrant				2019/1342/P	
Application Address				Drawing Numbers	
118-124 Charing Cross Road London WC2H 0JR				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Increase in height of existing lift shaft at fourth floor level.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	3
Summary of consultation responses:	<p>Site notices were displayed on 10/04/2019 (consultation end date 04/05/2019), and a press notice was displayed on 11/04/2019 (consultation end date 05/05/2019).</p> <p>2 objections were received from the owners/occupiers of 42 Earlham Street and 10 Stacey Street; summarised as follows:</p> <ul style="list-style-type: none"> • TK Maxx currently operates at antisocial hours and the increase in height would increase the use of the lift without any restrictions • Residents and Councillors have tried to negotiate with TK Maxx to address noise concerns, but they are unwilling to cooperate <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> • <i>The proposal is to increase the height of the existing lift overrun which requires updating to meet modern standards and run more effectively. It is not proposed to increase the size of the lift, and the agent has confirmed the number of deliveries would not increase as a result of the development. It would be unreasonable for the Council to restrict the hours of operation on the business by condition on an application such as this. Should there be noise concerns at the property, it is advised the Council's Environmental Health team is contacted at: https://www.camden.gov.uk/noise.</i> 			
Covent Garden Community Association	<p>The Covent Garden Community Association objects to the scheme on the following grounds:</p> <ul style="list-style-type: none"> • Consent should only be granted if conditions are added to prevent noise nuisance currently experienced as a result of the operation of the business • Noisy deliveries and lorries backed up on Stacey Street (where the lift entrance is located) • Residents of 'The Alcazar' and along Stacey Street are worst affected • Suggested operational hours of 08:00 to 20:00 Monday to Saturday and 10:00 to 20:00 on Sundays <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> • <i>The proposal is to increase the height of the existing lift overrun which requires updating to meet modern standards and run more effectively. It is not proposed to increase the size of the lift, and the agent has confirmed the number of deliveries would not increase as a result of the development. It would be unreasonable for the Council to restrict the hours of operation on the business by condition on an application such as this. Should there be noise concerns at the property, it is advised the Council's Environmental Health team is contacted at: https://www.camden.gov.uk/noise.</i> 			

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Site Description

The application concerns the rearmost part of the third floor flat roof of 118-124 Charing Cross Road (TK Maxx). The property is set within the Denmark Street Conservation Area, though it is not a listed building.

The lift with which this application is concerned is accessed via a goods entrance at the end of Stacey Street.

Relevant Planning History

The application site has a long planning history, most relevant to this application are:

TP43934/18656 - The erection of a lift motor room on the roof of Nos. 118-120, Charing Cross Road, Holborn - **Approved 21/01/1957**

PS9904488 - Amendment to existing planning permission dated 03/08/98 (Reg. No. PS9804543R1) to alter position of rear extension for structural reasons and lift overrun reduced in size. (Plans submitted) - **Approved 26/05/1999**

2010/3834/P - Retention of goods lift canopy to rear of retail premises (Class A1) - **Approved 27/09/2010**

2017/7043/P - Change of use of the third floor from office (Class B1) to retail use (Class A1) - **Approved 12/04/2018**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

Denmark Street Conservation Area Appraisal and Management Plan (2010)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Increase in height of the existing lift shaft at fourth floor level by 340mm, in association with planned refurbishment works to update the current lift which requires a larger overrun to facilitate the proposed works.

2. Revisions

2.1. The proposed development is considered acceptable and no revisions were made during the course of the application.

3. Conservation and design

3.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.3. The application site is located within the Denmark Street Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.4. The proposed development would not be immediately visible in public views and would have a neutral impact on the surrounding conservation area. The siting, scale, design and material finish of the proposal is considered to be acceptable. Furthermore, the minor size and scale of the proposal would ensure no harm is caused to the character and setting of the host and neighbouring properties, or the character and appearance of the surrounding conservation area.

3.5. 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.

4. Impact on Neighbour Amenity

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. Policy A4 of the Local Plan seeks to ensure that noise levels are controlled and managed.

4.2. Given the siting, scale and design of the proposed increase in height, it is considered not to result in undue harm to neighbouring amenities in terms of daylight/sunlight, outlook or overlooking.

4.3. Concerns have been raised by third parties regarding the levels of noise currently experienced on site as a result of the servicing of the business. It is acknowledged that the property is a large A1 unit which requires regular servicing and deliveries. The access to the goods lift is via Stacey Street and comments from third parties are noted. However, no planning controls are currently in place to restrict the use of the goods lift, which officers note has a planning history dating from 1957 (see planning history section). The increase in the height of the lift is to facilitate a more modern lift which requires a larger lift overrun – there is no intention to

increase the overall size of the lift or number of deliveries to the site. It would therefore be unreasonable for the planning authority to restrict the operational hours of the business on the basis of this consent, which is for a minor increase in height of the existing lift over-run.

4.4. It is acknowledged however that noise concerns surround the operation of the site at present, and it is advised that affected parties contact the Council's Environmental Health Team: <https://www.camden.gov.uk/noise>.

4.5. Whilst the development is proposed within the Central London Area, given the minor scale of the proposed works, it is considered that a Construction Management Plan would not be required in this instance (though the developer will be required to gain relevant licenses and permits).

4.6. Given the above, the proposal is considered, on balance, not to result in undue harm to neighbouring amenity in compliance with policies A1 and A4 of the Camden Local Plan.

Recommendation:

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 20th May 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 and search for 'Members Briefing'.

Application ref: 2019/1342/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 13 May 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
www.camden.gov.uk

rpa:vision
51-53 Church Road
Ashford
TW15 2TY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

118-124 Charing Cross Road
London
WC2H 0JR

Proposal: Increase in height of existing lift shaft at fourth floor level.

Drawing Nos: TKM_CHC_SPL, TKM_CHC_C50L_Rev.4 & TKM_CHC_C52L_Rev.2

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: TKM_CHC_SPL, TKM_CHC_C50L_Rev.4 & TKM_CHC_C52L_Rev.2.

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

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 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