



Photos



View –south no18 Stuckeley St & no. 8 Smarts Place



8 Smarts Place



8 Smarts Place & St Giles Almshouse



Views – south R/O 19 Macklin St

Also St Giles Almshouse



View – north from Macklin St.

No. 100 High Holborn in background



Flank wall of nos. 20 & 22 Stuckeley St./ Existing plant



Flank wall of nos. 20 & 22 Stuckeley St.



International House – 16 Stuckeley St

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/07/2016</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>15/06/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Hugh Miller			2016/0083/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
8 Smarts Place London WC2B 5LW			See draft decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of 3 storey extension at roof level, formation of 1x (3bed) self-contained flat, including roof garden; installation of plant machinery as replacement for existing above four- storey office building.				
<b>Recommendation(s):</b>	<b>Grant planning permission subject to s106 legal obligation</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>39</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>	<p><i>Press notice displayed 02/06/2016, expires 23/06/2016. Site notice displayed 01/06/2016, expires 22/06/2016.</i></p> <p><b><u>Objectors</u></b>  St. Giles in the Fields Almshouse; (C/O 10 A Dalmeny Road)  St. Giles in the Fields Almshouse; Flat 1.  17A Macklin Street  19C Macklin Street</p> <p><b><u>Design-</u></b></p> <ul style="list-style-type: none"> <li>• We understand the scheme and see the logic of the proposals;</li> <li>• Concern that the 3 storey extension is overdevelopment; and a 2 storey extension could make a better transition between the taller buildings to the north and the historic buildings of Macklin Street;</li> </ul> <p><b><u>Amenity</u></b></p> <ul style="list-style-type: none"> <li>• Accept that the 'stepped' profile of the extension, which appears to respect light lines but the proposed balcony would allow overlooking directly into the Almshouses courtyard; suggest balustrades are set back so as to not allow overlooking.</li> <li>• Concern about loss of daylight, loss of privacy;</li> <li>• Concern about plant machinery noise disturbance and pollution;</li> </ul> <p><b><u>Officer Comments:</u></b></p> <ul style="list-style-type: none"> <li>• <i>The proposed extension although 3-storey in height is considered a major improvement on the previous approved scheme; less bulky; largely glazed – lightweight in appearance, the footplate is 'stepped; and setback from the south side and largely align with the apex of the shared boundaries of the neighbouring buildings.</i></li> <li>• <i>St. Giles in the Fields Almshouses are lower in height by 2-storeys; plus the stepped footplate from the south side would ensure not impact on residential occupiers' amenities; in terms of loss of privacy, day/sunlight or cause noise nuisance.</i></li> <li>• <i>Although the 17m gap is less than the CPG minimum (18m) it is not considered that the degree of reciprocal views between the occupiers would be onerous and materially harmful in this instance; due to the angle of view from Macklin Street.</i></li> <li>• <i>The replacement plant machinery is in compliance with the council's</i></li> </ul>					



	<p><i>noise standards. In addition, a noise condition is suggested to address any noise nuisance should this occur. More particular, the replacement plant machinery would be enclosed and located on the 6<sup>th</sup> floor (new roof level) of the proposed extension, which is further away from the Almshouses when compared to the existing machinery on the roof of the host building.</i></p>
<p><b>Bloomsbury CAAC</b></p>	<p>Objection</p> <p>Planning Permission was granted in 2004 for a 2 storey roof extension [2004/1853/P]. The current application includes an additional storey. The design statement claims the 2004 application "established the broad principles of massing and design" - but 3-storeys is not two; and however stepped back the top floor, this is still adding extra height to the overall building, increasing density and creating even greater shade for the existing setting.</p> <p><b>Officer Comments:</b> <i>Please see paragraphs 2.0 – 4.3 below</i></p>
<p><b>Seven Dials (Covent Garden) CAAC</b></p>	<p>No comments received (consultation end date 15/06/2016)</p>

## Site Description

The application building is a 4-storey building with basement located on the east side of Smarts Place, a cul de sac close to the junction with Stukeley Street. It is used for offices. The building has flat roof which includes a glazed lantern light and plant machinery.

The building is located within the Seven Dials [Covent Garden] Conservation Area. The building is not listed but lies due north of the listed St. Giles Almshouses.

## Relevant History

December 2004 – PP Granted - Erection of a 2 storey roof extension to provide for 2 residential units (2 x 2 bedrooms) together with external alterations to Smart's Place and Almshouses elevation; ref. 2004/1853/P. (Not implemented)

## Relevant policies

### National Planning Policy Framework (March 2012)

### London Plan (2016)

### LDF Core Strategy and Development Policies (2010)

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS8 - Promoting a successful and inclusive Camden economy

CS9 - Achieving a successful Central London

CS11 - Promoting sustainable and efficient travel

CS14 - Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP5 - Homes of different sizes

DP6 – Lifetime homes and wheelchair homes

DP13 - Employment premises and sites

DP16 - The transport implications of development

DP17- Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 - Managing the impact of parking

DP20 - Movement of goods and materials

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26- Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

### Camden planning Guidance

CPG1 Design (2015)

CPG2 Housing (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)  
CPG8 Planning Obligations (2015)

## **Seven Dials (Covent Garden) Conservation Area Appraisal and Management Strategy (2011)**

### **Assessment**

#### **1.0 Situation**

1.1 Planning permission was previously granted (2004) for a roof extension and the provision of 2x self-contained flats. The scheme was not implemented.

1.2 The principle of the current proposal is acceptable, subject to the detailed considerations below.

#### **1.3 Current proposal**

- Erection of 3 storey extension at roof level,
- Formation of 1x 3-bed self-contained flat, including conservatory roof garden;
- Installation of plant machinery as replacement for existing.

#### **Revisions:**

1.4 The proposal was revised to address the location of the replacement plant machinery and also sightlines from street level.

1.5 The principal considerations relevant to the determination of the proposal are 1] design, 2] provision of new residential accommodation; 3] neighbour amenity, 4] transport; 5] other matters – legal obligation/ CIL.

#### **2.0 Design**

##### Roof extension

2.1 The proposed 3-storey extension is considered acceptable in principle as it would harmonise with diverse roof forms of the neighbouring surrounding buildings. There are a number of buildings within the vicinity which are taller, more prominent and have roof alterations and additions, notably the adjacent buildings at nos. 18 & 20 Stuckley Street and nos. 15, 16, Stuckley Street and 180 High Holborn.

2.2 The proposed extension would be 'stepped' with varied widths (4<sup>th</sup> floor 9.5m and 5<sup>th</sup> floor 6.1m) but identical depth (17.5m). The 6<sup>th</sup> floor conservatory roof garden enclosure has an irregular footplate and measures 3.5m depth. The 4<sup>th</sup> & 5<sup>th</sup> floors would set back 3.2m & 6.9m from the south elevation parapet and the St. Giles Almshouses. The extension would abut the shared boundary wall of no. 20 Stuckley Street (east side) of identical height but project above no.18 (north side); adding to the diverse roof form of the adjacent buildings. The materials of corten steel, sliding windows and screen, matching bricks, plus Portland stone or ceramic panel (west elevation) are considered to be acceptable in relation to the host building. The 'stepped' floorplate and its largely glazed finish also ensure that it would not harm the appearance of the

host building or adversely cause negative impact on the neighbouring St. Giles Almshouses. The adjacent taller buildings would screen the extension from view from the public realm; and offers only limited views from Stuckley Street (north side) and Macklin Street (south side). The contemporary design, its reduced scale and proportions ensure that no negative impact on the appearance on the host building nor on the character or appearance of the wider Seven Dials (Covent Garden) Conservation Area.

### **3.0 Land use - New residential accommodation/ residential standards**

#### Dwelling Mix

3.1 Policy DP5, Clause a) states that residential development should make contributions to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that market housing with 3 bedrooms are 'medium' priority. Para. 5.5 states "The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Priorities Table. The proposal is for 1 x 3bed (medium priority), and this is considered an appropriate in the context of this new residential scheme.

#### Residential standards

3.3 The proposal would provide 255sqm of additional residential floorspace to form a new self-contained flat. It comprises separate generous sized kitchen, dining and living rooms with bedrooms of 24sqm, 18sqm and 7sqm respectively. The size of the proposed flat complies with the National Housing Space Standards within the London Plan and floorspace area and guidance within the CPG for a 3 persons unit; although with the bedroom sizes could accommodate 6 persons. The proposed flat has reasonable good storage spaces and the internal layout of the unit is considered acceptable. The ceiling height is approximately 2.7m and this complies with the guidance in the CPG. The flat would be in compliance with CPG guidelines in that its principal habitable rooms have large individual windows, full-height sliding glazed doors orientated either due south, east to ensure an acceptable level of ventilation, outlook and sun/daylight.

#### Access

3.2 London Plan policies and Camden policies DP6 and DP29 seek the provision of accessible homes. In this case, the proposed new unit would be accessible by a lift, which is welcomed.

### **4.0 Neighbour Amenity**

#### Residential Occupiers

4.1 There are residential units that lies due south of the host building, the 2-storey St. Giles Alms-houses and at the upper floors in Macklin Street.

#### St. Giles Almshouses

4.2 The St. Giles Alms-houses are lower in height (2-storeys) and the setback of the new floors, as discussed above; and whilst it is likely that the courtyard would be viewed from the roof space as it exist, the views from the new residential unit would not provide views into the Almshouse courtyard due entirely to the setback. The views from the new unit would be of the tree crown and part of the Almshouse that abut Macklin Street. It is considered therefore that the new residential unit would not impact negatively on neighbour amenity in terms of loss of day/sunlight, loss of privacy or outlook, which is considered acceptable

### Macklin Street

4.3 The gap that currently exists between the host building and those in Macklin Street varies between 7-10m approximately. The north flank walls of the buildings in Macklin Street have large windows to provide improved day/sunlight to the habitable rooms; a few units also have shallow depth roof terraces. The gap of approximately 10 -17m between the proposed extension and units in Macklin Street would fall below the CPG6 minimum of 18m where windows are located opposite each other. Whilst the distance is not strictly in compliance with CPG6, it is not considered that the degree of reciprocal views between the occupiers would be materially harmful in this instance; even at the distance proposed. Owing to the stepped floorplate, the proposed residential use would not add any additional significant impact on neighbouring residential [or commercial] occupiers' amenity on account of loss of privacy, loss of day/sunlight, outlook or noise disturbance. Similarly the resultant extension design and form would ensure neighbouring residential occupiers would not experience a sense of enclosure.

### Plant machinery /equipment

4.4 There are existing plant machinery on the roof of the building associated with the office use. The proposal involves the relocation of the plant machinery as part of the development. The applicant has submitted an acoustic in support of the application for the air condition units.

4.5 The closest noise sensitive windows are at Stukeley Street and Macklin Street, the neighbouring buildings that lies due east, north-west and south. Whilst distance per se is not a complete barrier to noise disturbance from the proposed plant, it is considered that the plant would not impact adversely on residential amenity. The Council's Environmental Health officer is satisfied that the proposal will be in compliance with the Council's required standards, subject to suggested conditions to ensure this; and in particular the provision of an acoustic louvred screen (paragraph 7.0 – 7.1). The suggested conditions will also ensure that, should the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required.

4.6 Given the location of the enclosed air conditioning units, and subject to the suggested conditions, it is considered that the operation of the air conditioning units would not have a detrimental impact on neighbouring amenity in terms of noise, loss of daylight or outlook.

## **5.0 Transport**

5.1 Policies CS11 and DP17 support cycle provision. Camden's parking standards for cycles states that one storage or parking space is required per residential unit. The proposal is for 1 new residential flat and therefore 2 cycle storage/parking spaces are required in accordance with CPG guidelines and the London Plan. The storage facility would be located within the utility area at the ground floor level and accessed via the independent access at Smarts Place. The new residential unit is of sufficient size to accommodate cycle parking were they located at ground floor level. The cycle parking storage is considered in compliance with policy and guidance.

5.2 As required under policy DP18, the additional units created in the development should be made car-free using a S106 legal agreement. This is necessary because the site is in an area with a PTAL 6B; and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. The proposal is for the provision of new self-contained flat and it is therefore considered that in accordance with policy the unit should be designated as car-free through a S106 legal agreement. The applicant has indicated a willingness to enter the agreement.

## **6.0 Other matters/ Refuse storage**

6.1 The proposal includes secured refuse storage on the east side of the property, accessed from Smarts Place, which is considered acceptable.

## **7.0 Community Infrastructure Levy (CIL)**

7.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is to be paid. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

**Recommendation:** Grant conditional planning permission subject to S106 legal agreement.

### ***Disclaimer***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th September 2016, 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'.***

Mr. Peter Salter  
The Glover House  
99 Corve Street  
Ludlow  
Shropshire  
SY8 1EB

Application Ref: **2016/0083/P**

14 September 2016

Dear Sir/Madam

**DRAFT**

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**8 Smarts Place**  
**London**  
**WC2B 5LW**

Proposal:  
Erection of 3- storey extension at roof level, formation of 1x (3bed) self-contained flat, including roof garden; installation of plant machinery as replacement for existing above four- storey office building.

Drawing Nos: Location Plan; PA4 revC; PA5 revC; PA6 rev B; PA7; PA8 revA; PA9; Acoustic Noise Report, MACH Testing, 27/04/2016; Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan; PA4 revC; PA5 revC; PA6 rev B; PA7; PA8 revA; PA9; Acoustic Noise Report, MACH Testing, 27/04/2016; Design & Access Statement.]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.



Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**