

# CONSULTATION SUMMARY

## Case reference number(s)

2019/6274/P

## Case Officer:

Patrick Marfleet

## Application Address:

31-37 Whitfield Street

London

W1T 2SF

## Proposal(s)

External alterations to existing office building including reconfiguration of front and rear entrances, additional plant at roof level and creation of terrace areas to the rear at second floor level and to the front at fourth floor level.

## Representations

<b>Consultations:</b>	No. notified	00	No. of responses	03	No. of objections	01
					No of comments	01
					No of support	01

**Summary of representations**  
  
**(Officer response(s) in italics)**

One objection was received from a nearby residential occupier and the following concerns raised:

1. Terrace areas will lead to disruption and overlooking for residents' bedrooms.

*Officer response:*

1. *The north and east facing fourth floor terrace areas are already in situ. The proposed rear terrace area at second floor level would be surrounded by a green privacy screen and its hours of use controlled by condition to ensure no harm is caused to the amenity of*

*neighbouring residential properties in terms of loss of privacy and noise/disturbance.*

Once comment was received from the **Fitzrovia Neighbourhood Association** and the following points made:

1. Planning officers should ensure that machinery should not cause a disturbance to neighbouring residents, particularly after office hours. There should be a condition that machinery is not to run overnight or on weekends.
2. The creation of terrace areas is very likely to cause a noise nuisance to residents in Scala Street, Goodge Street and Charlotte Street. We are also concerned that the terraces may overlook into homes on Scala Street. These aspects of the application should either be refused or conditions - such as acoustic and green screening and hours of use - to prevent any nuisance that might be caused.
3. It may appropriate to install a small history plaque on the Whitfield Street facade noting the building's musical heritage. Something like: "CBS Studios opened on this site in October 1972. It was later known as Whitfield Street Studios, Sony Music Studios, and The Hit Factory. It remained as a recording studio for more than 30 years and was one of the biggest facilities in central London". Perhaps planning officers would make it a condition and that suitable wording needs and design of a plaque should be submitted at a later stage as a requirement of any planning permission.

*Officer response:*

1. *The submitted acoustic report for the proposed plant equipment has been reviewed by the Council's environmental health officer and is considered to be in accordance with our minimum noise standards and thus acceptable. A condition has been added to the application to ensure compliance with these minimum noise levels.*
2. *The proposed rear roof terrace would be surrounded by a green privacy screen to prevent harmful overlooking to the rear windows of nearby residential properties. A condition has been added to the permission controlling use of the rear terrace.*
3. *The site has been vacant for several years now and its previous use/occupation is not considered relevant to the consideration of the current proposals, nor is it considered reasonable to secure such a condition.*

	<p>One letter of support was received from the <b>Bloomsbury CAAC</b>.</p> <ol style="list-style-type: none"><li>1. We are glad that the plant which was originally going to be installed on the roof has been changed to a walled terrace. We feel that the proposed entrance way alteration will be an improvement on what is there now.</li></ol>
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**Recommendation:-**

**Grant planning permission**