

# 10-11 Stephen Mews, London, W1T 1AG

**Design, Access and Planning Statement**

**April 2020**



**SOLVE**  
planning



# Contents

---

Section 1 Introduction.....	1
Section 2 Site and Surrounding Area .....	3
Section 3 Proposals .....	7
Section 4 Planning Policy Context.....	8
Section 5 Planning Considerations.....	10
Section 6 Conclusions.....	12



# Section 1

## Introduction

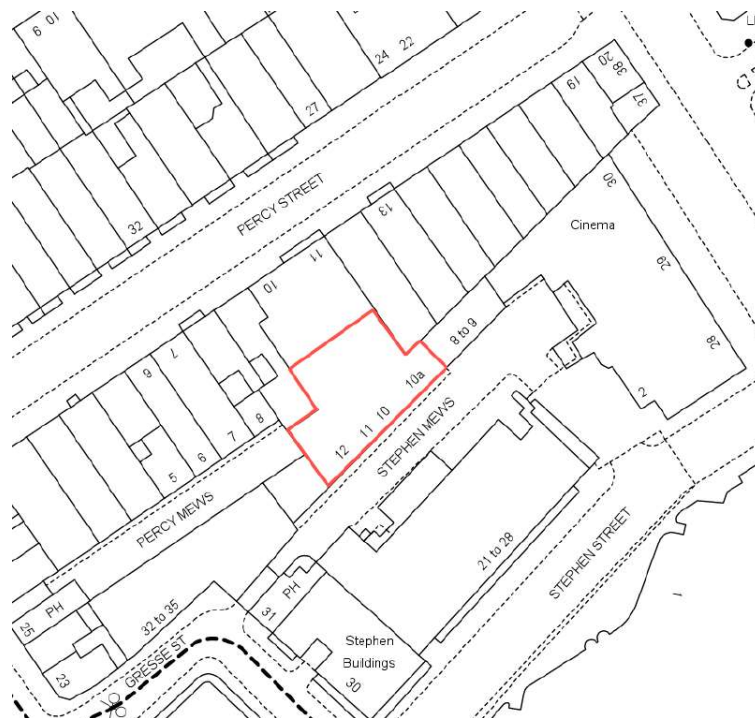
---

- 1.1. This document has been prepared in support of an application for full planning permission for the following development at 10-11 Stephen Mews, W1T LDG, Camden:






*Relocation of 4 no. condenser units on roof adjacent to existing plant room (north side) and installation of 3 no. new condenser units on roof adjacent to existing plant room (west side).*

- 1.2. The application site is indicated on the Site Plan in **Figure 1**.

**Figure 1 – OS Extract**



- 1.3. The proposals are in association with the internal upgrade of the building for Freemantle, a production company. Freemantle is a global creator, producer and distributor of television programming. The upgrade will support the function of the media company which has a presence in the locality and is a significant employer.
- 1.4. The existing warehouse style building provides a positive contribution to the area. The plant will enable it to continue its function for commercial use and is appropriate to the setting.

- 1.5. The proposed plant has been located to be as discreet as possible and will adjoin the existing plant room. It will not be visible in ground level views. In higher level views, it will be viewed in context with the existing plant and plant room and is appropriate for a functional, commercial building.
- 1.6. The accompanying Noise Impact Assessment by Hawkins demonstrates that the noise levels generated by the new plant are in accordance with the Council's adopted standards.
- 1.7. This Statement presents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:
  -  Site and Surrounding Area
  -  Proposed Development
  -  Planning Policy Context
  -  Planning Considerations
  -  Conclusions



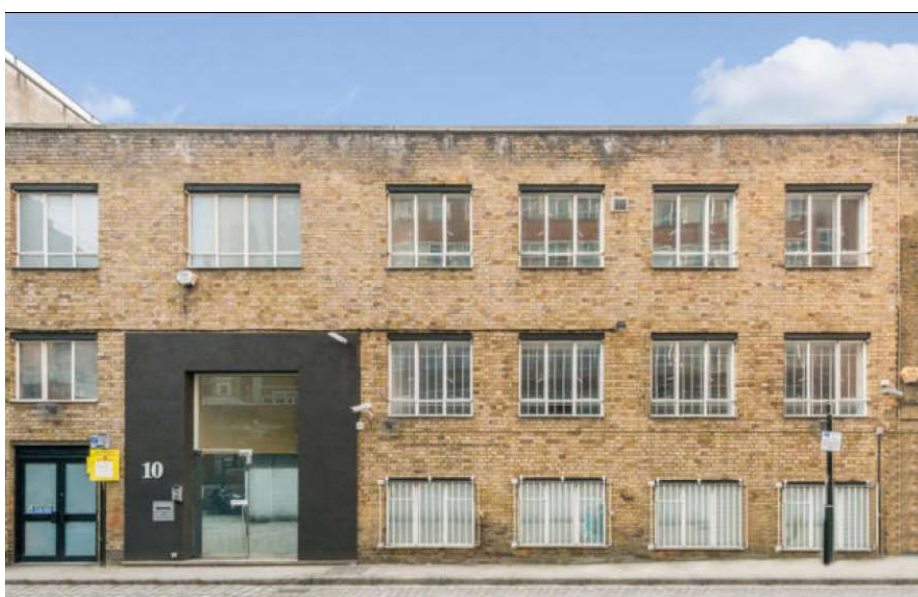
## Section 2

### Site and Surrounding Area

---

- 2.1. The application site is formed of a 3-storey warehouse style building at 10-11 Stephen Mews. Stephen Mews is located in the south of the Charlotte Street Conservation Area and is identified as being a building that makes a positive contribution to the area. A photograph of the building is included at **Figure 2**.

**Figure 2 – 10-11  
Stephen Mews**



- 2.2. The property has an existing roof level plant room which is identified in the aerial view at **Figure 3**.

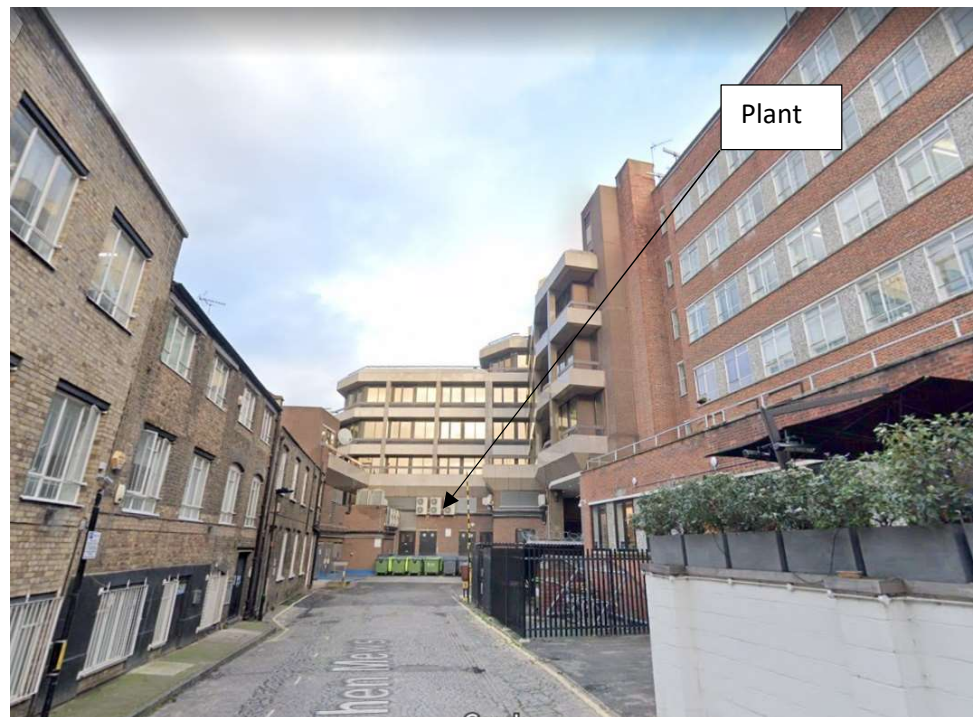
**Figure 3 – existing  
plant room**





- 2.3. Stephen Mews is commercial in character. This is evident in the street view at Figure 4 in which plant attached to the side of the building at the end of the Mews is visible.

**Figure 4 – view east along Stephen Mews**



- 2.4. The commercial character of mews within the Charlotte Street Conservation Area is recognised in the Charlotte Street Conservation Area Management Plan (July 2008) which states:

*6.6 At the same time the former mews streets that had accessed the rear service accommodation for the large houses became a mix of commercial premises and workshops during the 19th century as the pattern of occupation changed. This pattern of use remains today. Many of the original two storey mew properties were replaced with three storey workshop development in the 19th century with features such as hoists, and large windows to provide light to the workspaces.*

- 2.5. There are a number of listed buildings near to the site which are identified in red on the extract from the Charlotte Street Conservation Area Audit at Figure 5.

**Figure 5 – Extract from Conservation Area Audit - listed buildings in red**






- 2.6. Grade II Listed buildings fronting Percy Street adjoin the site to the east and west. These are listed in the table at **Figure 6**.

**Figure 6 – Nearby listed Buildings**

Listed Building	Grade
1, 2 and 3 Percy Street	Grade II
5-9 Percy Street and attached railings to number 8	Grade II
12 and 13 Percy Street	Grade II
14 Percy Street	Grade II
15- 18 Percy Street	Grade II
19 Percy Street	Grade II

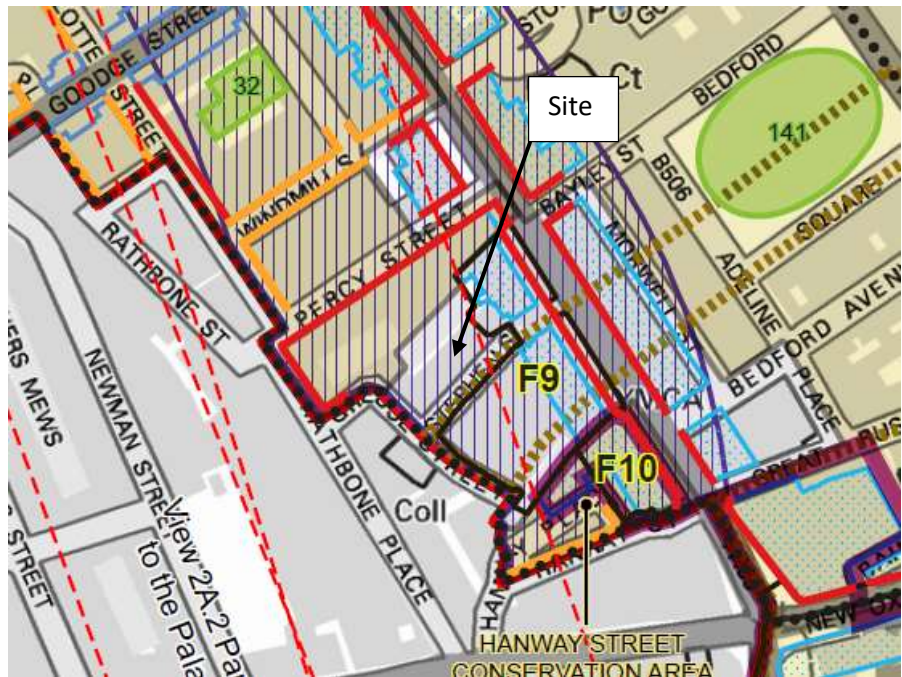
## Designations

- 2.7. The site is subject to the following designations in the adopted policies Map (March 2019):

-  Charlotte Street Conservation Area (2008)
-  Central London Area
-  Fitzrovia Area Action Plan (2014)

- 2.8. An extract of the policies map is included at **Figure 7**.

**Figure 7 – Policies  
Map Extract**



### Planning History

- 2.9. In **July 1992**, conservation area consent was granted for, '*Demolition of brickwork around loading bay to incorporate an enlarged entrance hall*' [LPA Ref: HB/9260040]
- 2.10. In **July 1992**, planning permission was granted for, '*Conversion of loading bay to entrance hall, incorporating new enlarged glazed frontage.*' [LPA Ref: PL/9200401/R1]
- 2.11. In **October 1997**, planning permission was granted for, '*Internal structural alterations and refurbishment, and minor alterations to front elevation facing Stephen Mews.*' [LPA Ref: PS9704990]
- 2.12. In **January 2014**, planning permission was granted for, '*Installation of condenser units on roof of office building (Class B1).*' [LPA Ref: 2013/6192/P]

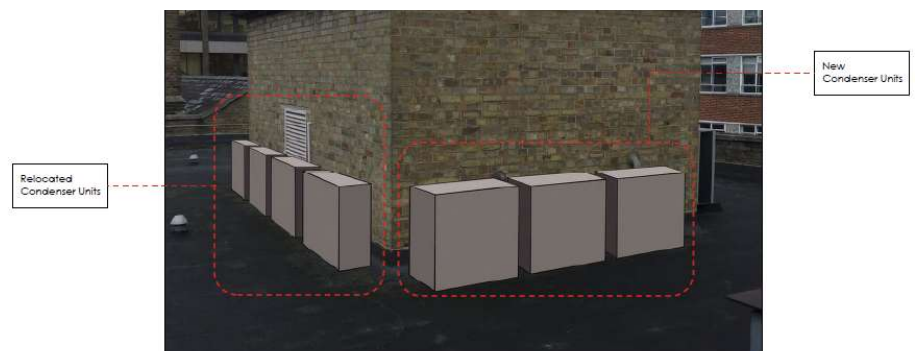
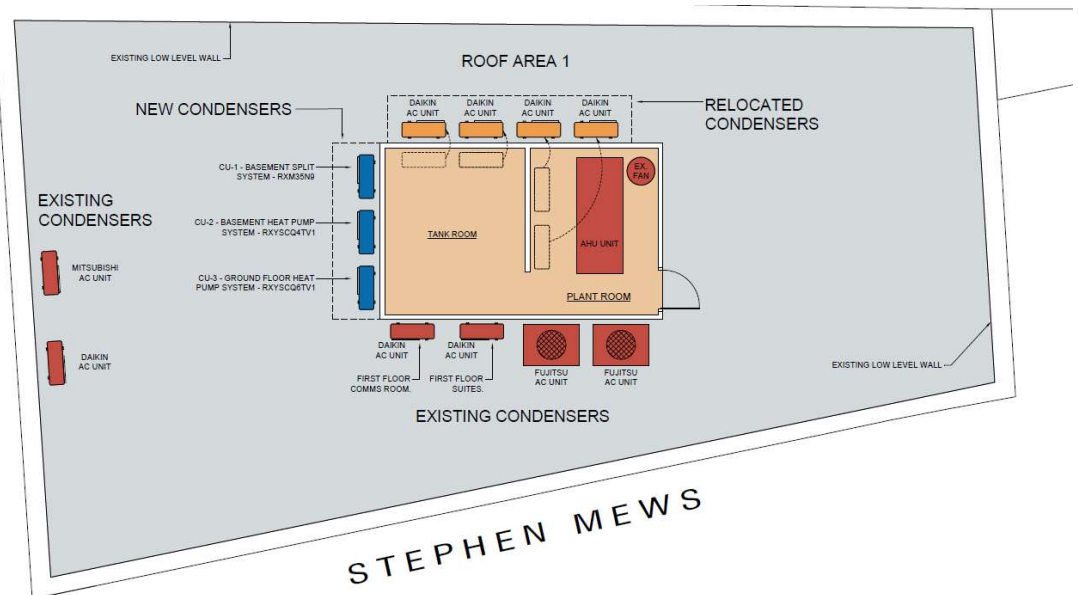




## Section 3 Proposals

- 3.1. The proposals comprise the relocation of 4 no. condenser units on the roof adjacent to existing plant room (north side) and installation of 3 no. new condenser units on the roof adjacent to existing plant room (west side).
- 3.2. This will involve the following:
- ❑ Relocation of 4 no. condenser units from inside the plant room to the roof adjacent to the north side of the plant room to make way for an air handling unit within the plant room.
  - ❑ Provision of three new condenser units to the roof adjacent to the west of the plant room
- 3.3. The proposed roof plan and visual are included at **Figure 8**.

**Figure 8 – Proposed  
Roof Plan and visual**





## Section 4

# Planning Policy Context

---

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*If regard is to be had to the development plan for the purposes of any determination under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise*

- 4.2. The development plan and other key material considerations are set out below.

### National Planning Policy

---




- 4.3. The National Planning Policy Framework (2019) (NPPF) and the MHCLG Planning Practice Guidance are material considerations in the context of Section 38(6) as quoted above.
- 4.4. Paragraph 11 of the NPPF states that plans, and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development that accords with an up-to-date development plan without delay.
- 4.5. Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity should be able to capitalise on their performance and potential.

### Development Plan




---

- 4.6. The Local Plan was adopted by Camden Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the Borough.
- 4.7. Paragraph 2 of the NPPF confirms that planning applications should be determined in accordance with the development plan.

4.8. The Development Plan for the London Borough of Camden comprises the following documents:

-  Camden Local Plan (2017)
-  Site Allocations Plan (2013)
-  Fitzrovia Area Action Plan (Adopted March 2014)

4.9. Relevant Planning Policies include:

-  Policy E2 (Employment premises and sites)
-  Policy A4 (Noise and Vibration)
-  Policy D2 (Heritage)



## Section 5

# Planning Considerations

---

- 5.1. This section considers the planning and design aspects of the proposals. The proposals have been assessed in relation to the key planning policies set out in the preceding section of this statement.

### Design Considerations

---

- 5.2. The proposed plant is required for the function of Freemantle and in association with an internal upgrade to bring the space up to contemporary standards for this type of use.
- 5.3. The proposed plant is set back from both the front and rear elevations. It is located adjoining the existing plant room to ensure that the plant is not spread out over the roof and that it will remain uncluttered.
- 5.4. The plant will not be visible in street level views, as per the existing situation. Whilst it may be visible in higher level private views from within the conservation area and from nearby listed buildings, it will be seen in the context of a commercial building in a historically commercial area and in association with its function as such.
- 5.5. The proposal will preserve the special interest of the conservation area and will not harm the setting of the nearby listed buildings. The proposal therefore complies with Local Plan Policy D2 and the Camden Policy Guidance.

### Noise

---

- 5.6. A noise impact assessment has been prepared by Hawkins and is submitted in support of this application in relation to its impact on the nearest residential, situated in Percy Street to the north.
- 5.7. Given current restrictions for carrying out surveys and the anomalous conditions in relation to background noise due to very low levels of traffic, a worst-case scenario assessment has been undertaken based on results from a recent survey carried out by Hawkins at nearby Stephen Street.
- 5.8. The report demonstrates that the proposed plant will be within required noise thresholds and will therefore not result in any harm to the amenity of nearby residential dwellings. The development therefore complies with Policy A4.



- 5.9. Paragraph 80 of the NPPF is clear that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity. The proposal is part of the refurbishment of the existing office space and will support economic growth and productivity. The positive benefit of the proposal should therefore be given significant weight.
- 5.10. The plant is set back from the street frontage and will not be visible in street level views. Where it may be visible in private higher-level views, it will be seen in the context of a commercial building in a historically commercial area and in association with its function as such. It will therefore preserve the special interest of the conservation area will not harm the setting of the nearby listed building.
- 5.11. The noise report demonstrates that the plant is within the acceptable noise levels set out within the Camden Local Plan.



## Section 6

# Conclusions

---

- 6.1. This submission applies for full planning permission for the following development:

*Relocation of 4 no. condenser units on roof adjacent to existing plant room (north side) and installation of 3 no. new condenser units on roof adjacent to existing plant room (west side).*

- 6.2. The proposed plant is required for the function of Freemantle and in association with an internal upgrade to bring the space up to contemporary standards.
- 6.3. The plant has been carefully located adjacent to the existing plant room to ensure that it is not visible from ground level and where visible in private higher-level views it will preserve the historic interest of the Charlotte Street Conservation Area and the setting of nearby listed buildings.
- 6.4. As demonstrated within the acoustic report by Hawkins, the amenity of neighbouring dwellings will be protected from noise.
- 6.5. It is therefore considered that the development complies with the development plan and other material planning considerations. It is therefore respectfully requested that planning permission is granted.

Solve Planning Ltd

Sentinel House

Ancells Business Park

Harvest Crescent

Fleet

Hampshire

GU51 2UZ

01252 419978

[info@solveplanning.co.uk](mailto:info@solveplanning.co.uk)

	Initials	Date
Prepared by	RG	07/04/2020
Checked by	KC	07/04/2020