

London Borough of Camden 2nd Floor,  
5 Pancras Square  
c/o Town Hall,  
Judd Street  
9<sup>th</sup> July 2020  
**FAO Tony Young**

24 Southwark Bridge Road  
London  
SE1 9HF

T 0203 268 2018

Dear Mr Young,

**Re: Planning application for minor external alterations at Tudor House, 35 Gresse Street, Fitzrovia, London W1T 1QY**

We write on behalf of our client, Lothbury Property Trust Co Limited, in regards to the above site. This application seeks to apply for minor external alterations at Tudor House. The proposed changes comprise;

- Replacement door and windows on front elevation;
- Enlargement of existing window on rear elevation to create new doorway;
- Construction of a metal platform for cycle storage at rear elevation and;
- Provision of new louvres at front and rear elevations

This letter sets out the principle of development and assesses it against the adopted planning policies. The application is supported by the following documents;

- Site Location Plan
- Existing and proposed site plans and elevations by Maber
- Application form

*Site and Surrounding Area*

The site comprises Tudor House, a 5 storey commercial building located on Gresse Street. The area surrounding the site is mixed and is characterised by commercial buildings at the ground floor. It is our understanding that a number of residential properties exist at the upper floors of the surrounding buildings. The site is situated close to Tottenham Court Road and Oxford Circus stations. The site is situated within the Charlotte Street Conservation Area and is referenced as being a positive contributor to the conservation area. The site is within the vicinity of a number of Listed Buildings along Percy Street and Percy Mews to the north east of the site.

*Planning History*

The full planning history for the site is outlined in the table below.

Reference	Proposal	Decision
2020/0510/P	Installation of 4 air conditioning condenser units with acoustic screen, 13 solar	Granted, May 2020



	photovoltaic (PV) panels, 2 roof cowls and black steel handrail at roof level (following the removal of 3 existing air conditioning condenser units).	
2015/6490/P	Installation of a 600mm diameter satellite dish and 1058mm long aerial on roof of 4-storey building (set-back from corner of Gresse Street and Rathbone Place).	Granted, November 2015
2006/3430/P	Retention of 2 no. wall mounted air conditioning units at first floor level and 2 no. free standing air conditioning units in basement lightwell associated with the office accommodation (Class B1).	Granted, July 2007
2005/5564/P	Removal and replacement of the main entrance door.	Granted, January 2006
2005/1689/P	Alterations to main entrance of office building.	Granted June 2006
2004/4132/P	Alterations to main entrance of office building.	Granted, October 2004
PS9705052R1	Installation of 5 air conditioning condensers (air cooled) to be mounted to a wall situated on roof. As shown on Plan 1, Plan 2, site plans and photographs.	Granted, December 1997

### *Planning Policy Context.*

The site is situated within the London Borough of Camden. The Development Plan comprises the Local Plan (2017) and the London Plan (2016). Furthermore, the Council has a number of adopted CPGs including CPG 1- Design (July 2015 updated March 2019), CPG 6- Amenity (September 2011 updated March 2018) and CPG – Employment sites and business premises.

The relevant policies from the Local Plan are listed below;

- Policy A1 Managing the impact of development
- Policy A4 Noise and Vibration
- Policy D1 Design
- Policy D2 Heritage
- Policy TC4 (Town centres uses)
- Policy T1 Prioritising walking, cycling and public transport

### *Principle of Development*

The proposed development will seek to make minor external alterations to the building to support the refurbishment of the offices. The works will provide an improved entranceway at the front of the building, replacement windows at the rear, improved cycle storage facility located on a platform at the rear of the building, and inclusion of acoustic louvres for ventilation.

The proposed works are of a high quality design and reflect the existing character and appearance of the building and the surrounding context. The provision of the rear platform will facilitate improved cycle storage facilities which is in accordance with the promotion of sustainable travel modes within Camden. The platform is located in the rear lightwell and will not be visible from the street. It is therefore considered that the improvement works are acceptable in principle.

### *Heritage and design considerations*

As the site is situated within a conservation area, it is necessary to make an assessment of the proposals in heritage terms. The importance of protecting and enhancing heritage assets is outlined in all levels of planning policy. The NPPF (paragraphs 189-202) outlines how proposals should be assessed in regards to their impact on the surrounding heritage assets and conservation area as a whole. Furthermore, the Camden Local Plan (policy D2) requires proposals to preserve and where appropriate enhance the borough's rich and diverse heritage as well as their settings, including conservation areas and listed buildings.

In line with the emphasis on protecting and enhancing heritage assets, attention has been paid to the proposed development and the impact that this will have on the building and surrounding areas. As is shown on the accompanying plans the proposed development has been sensitively designed so as to accord with existing building and the surrounding context. The proposed windows and doorway replacements utilise comparable materials and proportions to the existing arrangements. The proposed cycle storage facility is located to the rear of the building, within the existing lightwell. This location has been carefully considered to ensure appropriate screening from the public realm. Furthermore the proposed use of galvanised metal is a high quality, durable material which is appropriate for the existing building.

Overall, the proposed alterations are of high quality design which accords with the requirements of Policies D1 and D2 of the Local Plan. It is therefore considered that the proposed development is acceptable in heritage and design terms when assessed against the adopted planning policies and guidance.

#### *Amenity considerations*

The proposed louvres will allow for natural ventilation into the building. The louvres will have no increased impact on the acoustic performance of the building and their inclusion is therefore considered to be in accordance with policies A1 and A4 of the Local Plan.

#### *Cycle parking*

The proposals will provide a metal platform at the rear of the building to accommodate cycle storage provisions.

Policy T1 of the Local Plan seeks to promote sustainable modes of transport including walking, cycling and public transport. The provision of a designated space for cycle storage within the building envelope will allow for occupiers to utilise more sustainable modes of transport. This part of the development supports the aims of Policy T1 and should be accepted.

The location and design of this part of the development is well considered (as outlined above). The platform will be located at the rear of the building in the existing lightwell and will be screened from view. It is therefore considered acceptable in design and conservation terms.

#### **Summary and conclusions**

This application seeks consent for minor external alterations to the front and rear elevation of Tudor House including replacement doors and windows as well as installation of louvres and provision of a platform for cycle storage. The proposal is accompanied by existing and proposed plans. The proposals have been designed in accordance with the Council's policies and they are considered to comply with the relevant sections of the Plan. It is therefore considered that the proposed development is acceptable and should be granted consent without delay.

We trust you have all you require to validate this application and allocate it to an officer, however, if you require anything further, please don't hesitate to contact me.

Yours sincerely



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**Planner**

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