

25 October 2021



Regeneration and Planning  
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Dear Sir/Madam,

**61 Birkenhead Street, London, WC1H 8BB**  
**Town and Country Planning Act 1990 (As Amended)- Application for Planning Permission**

On behalf of the applicant, Future Dreams Trust Limited, we write to submit a planning application for the following development at 61 Birkenhead Street, London, WC1H 8BB-

*"Replacement of balustrade to the rear terrace and minor changes to the roof level layout (Retrospective)"*

This application is supported by the following documents:

- Planning application forms;
- This cover letter, prepared by Savills;
- Site and Location Plan; and
- Pre-existing and existing floorplans, sections and elevations, prepared by AHMM.

The application fee of £234 (+ administration charge) will be paid under separate cover.

**Background**

Planning permission was granted on 27<sup>th</sup> November 2019 for the following development:

*"Change of use from offices (B1 use) to cancer support/resource/therapy centre (D1 use) including ancillary administrative functions; associated alterations to front elevation; enlarged opening onto rear ground floor terrace; replacement of existing windows with doors at rear first floor level; reinstatement of front lightwell and installation of new sliding doors at basement level onto lightwell; installation of 2 x rooflights at roof level."*

The proposed development will accommodate an ambitious project to revolutionise aftercare and support for cancer sufferers and their families across London. Future Dreams is a well-established charity dedicated to raising funds for support, awareness and support for those touched by Breast Cancer. Future Dreams House will provide support and care from clinical nurse specialists and a range of therapies for visitors

Following the approval of planning permission, works have progressed on site and the planning permission has been lawfully implemented. During the implementation of these works, minor elements of the building have been constructed which do not benefit from planning consent. This application seeks to regularise these elements.

**Proposals**

This application seeks retrospective planning consent for the following elements:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Replacement balustrade to the rear terrace;
- Minor changes to the layout of the roof.

Internal layout changes to the building are also proposed, however this is not considered to be relevant to planning and thus does not require the approval of the Local Planning Authority. Similarly, the front elevation of the building has been painted, however this is permitted development under Schedule 2, Part 2, Class C of the General Permitted Development Order (2015) (as amended) and therefore does not require approval from the Local Planning Authority. In addition, works to open up the front vault into a lightwell, as consented, has not been implemented. This will therefore remain an unimplemented part of the development.

It should be noted that an application for the display of signage at the property is currently under consideration under reference 2020/5804/A and therefore the acceptability of this does not form part of this application.

### **Key Planning Considerations**

This application seeks retrospective planning consent for minor elements of the building which have been constructed with marginal differences to the approved plans. The changes from the approved plans are minor in scale and nature and are not considered to result in a material impact on the appearance of the building relative to the approved development.

The new balustrade to the existing (and consented) rear terrace is constructed from perforated metal, replacing the former balustrade of timber construction. The new balustrade is 262.5mm taller than the original (17% increase in height). The as-built balustrade is of a high-quality design, and whilst taller, the material used is more open. The balustrade as-built is not considered to result in any impact on the neighbouring properties on Cressfield Street, nor result in any material impact on the appearance of the host-building.

At roof level, the as-built development results in minor changes to the layout at roof level, with alterations to the number and location of rooflights. The changes at roof-level compared to the consented scheme are minor in nature and are invisible in public views and limited only to oblique views from private vantage points. The change is negligible when compared to the approved layout.

The minor changes from the consented scheme results in no material impact on the character and appearance of the building, nor any harm to the Conservation Area. The development as built is of high quality design and comprises details and materials which complement the local character. Resultant of the above, the minor changes are considered to be in accordance with policies D1 and D2 of the Local Plan, thus should be acceptable.

### **Conclusion**

The extent of the changes are negligible when compared to the extant planning consent and do not bring rise to any material impact on the character and appearance of the existing building or wider conservation area. The development, as built, is therefore in accordance with Local Plan policies, thus is considered to be acceptable.

I trust that the enclosed is sufficient to validate the application and I look forward to receiving your written confirmation in due course.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Savills UK", written in a cursive, slightly slanted style.

Joe Oakden  
Savills (UK) Ltd

