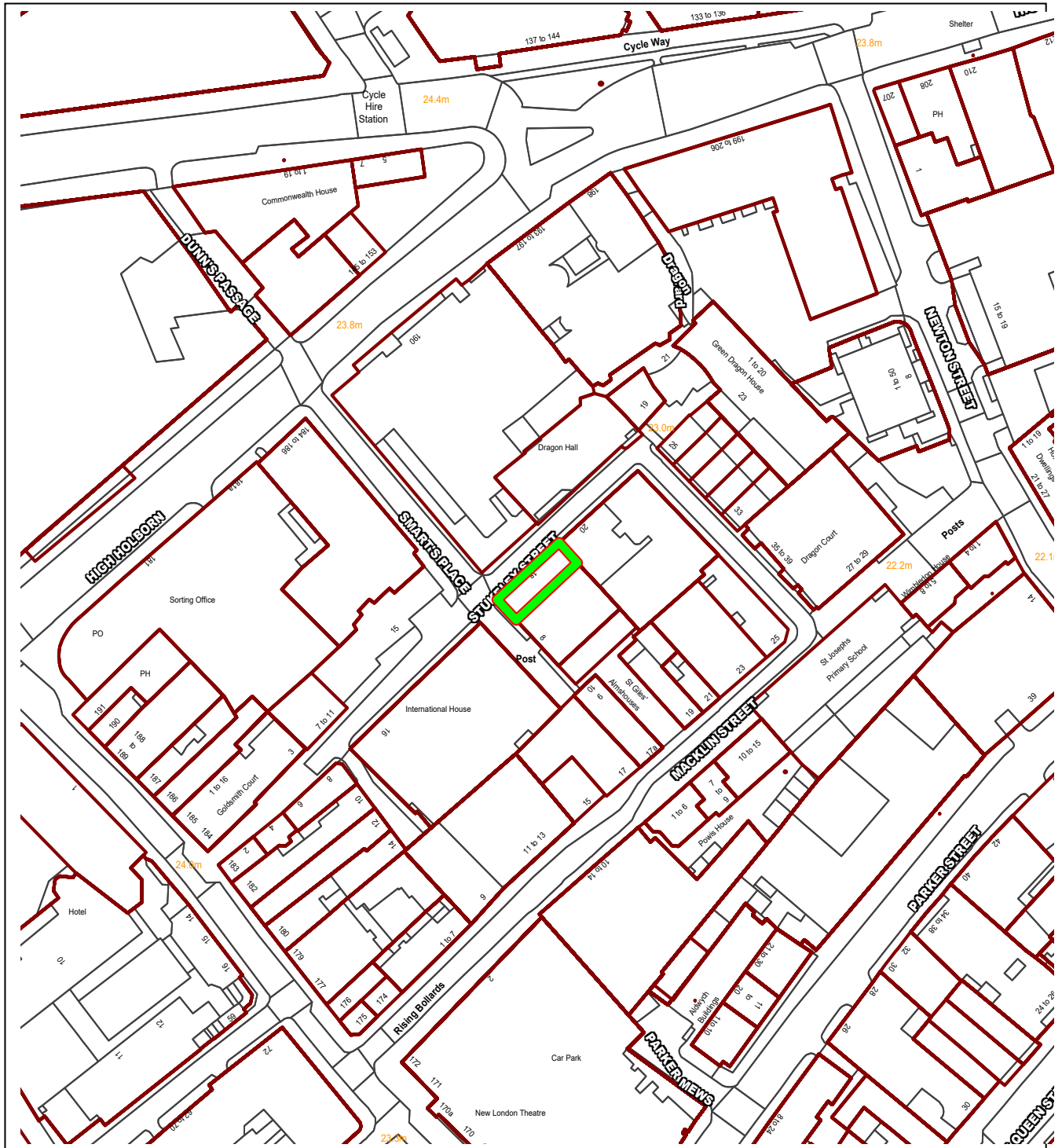


18 Stukeley Street 2021/5761/P



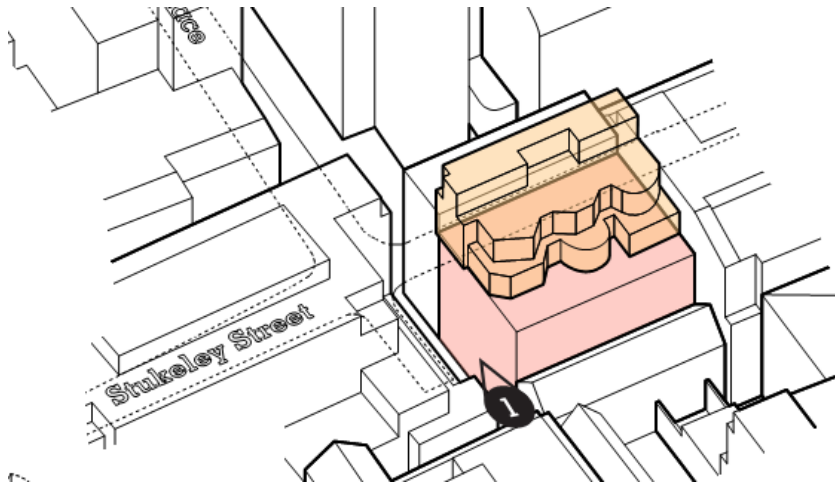
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Photo 1: Existing front elevation



Approved development at 8 Smart's Place:





Existing front elevation:



Proposed front elevation:



Existing side elevation:



Proposed side elevation:



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/01/2022
		N/A / attached		Consultation Expiry Date:	19/02/2022
Officer			Application Numbers		
Laura Dorbeck			2021/5761/P		
Application Address			Drawing Numbers		
18 Stukeley Street London WC2B 5LR			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
Demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace					
Recommendations:		Grant conditional planning permission subject to S106 agreement			
Application Types:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	7	No. of objections	7
Summary of consultation responses:	The application was advertised in the local press on 30/12/2021 (until 23/01/2022), and site notices were displayed on 26/01/2022 (until 19/02/2022).					
	Seven objections were received from the owners/occupants of 5 Goldsmith Court, Stukeley Street, Flat 7, 16.5 Stukeley Street, Flat 1, 17A Macklin Street, Flat A, 19 Macklin Street, 19B and 19d Macklin Street and 60 St Giles High Street. Their objections are summarised below: Design <ul style="list-style-type: none">It should not be higher than other buildings in the block.Excessive height and bulk. Looks top heavy.Existing parapet should be retained and new storeys set back.Designs appear to show a forward projection of the new storeys.Out of proportion with the existing buildings and historic nature of the narrow streets. It will over-dominate the street and destroy the character of the area.Current roof extension is lightweight and set well back with a low ceiling height. Proposal is a very heavy two floor construction whose fenestration smashes the existing top floor of the existing building – results in a clumsy and crude street elevation that detracts from the appearance of the area. Officer response <ul style="list-style-type: none">Please refer to section 5 for full design assessment. Amenity <ul style="list-style-type: none">Loss of daylight and sunlight to 16.5 Stukeley Street.Loss of privacy to 16.5 Stukeley Street.Roof terrace should not be allowed. Out of character with the building and will cause noise disturbance. Officer response <ul style="list-style-type: none">Please refer to section 6 for full amenity assessment. Other <ul style="list-style-type: none">The scheme at 8 Smart’s Place created significant noise disturbance during strengthening works that the Council served a Noise Abatement Notice. Officer response <ul style="list-style-type: none">The construction practices at a neighbouring development are not a material consideration in the assessment of the current application, however, it is recognised the impact that construction works can have on neighbouring amenity and as such, it is recommended that a construction management plan is secured by S106.					

<p>Bloomsbury Conservation Area Advisory Committee</p>	<p>Bloomsbury CAAC objected to the application on the following grounds (summarised):</p> <ul style="list-style-type: none"> • Excessive height and bulk • Demolition of upper floor and roof goes against carbon neutral aspiration • Images appear to show the new storeys stepping forward. The existing parapet should be retained with upper storeys set back. • Possibly excessive weight for the building. • Recent application for 3 storey roof extension was refused, although one floor has been removed, we still object – height, mass, design and materials would compromise the form, character and appearance of the building and Seven Dials CA. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to section 5 for full design assessment.</i> • <i>Please refer to section 8 for energy & sustainability assessment. The proposed demolition would be relatively minor.</i> • <i>The development that appears to be stepping forward is the approved extension at 8 Smart's Place. See paragraph 5.12 for visualisation.</i> • <i>A lightweight framing system is proposed for the extension, with off site modular fabrication proposed. A structural feasibility statement has been submitted in support of the application.</i> • <i>The proposed development is considered to overcome the previous reasons for refusal.</i>
<p>Covent Garden Community Association</p>	<p>The CGCA objected to the application on the following grounds (summarised):</p> <ul style="list-style-type: none"> • Overdevelopment of the building, it would appear top-heavy, would alter the scale of the building, and create a greater mismatch with no.20-22. • Harm to the context of the Seven Dials CA • Loss of residential amenity – especially at no. 16.5. There would be directly facing windows causing loss of privacy. Impact on daylight and sunlight. Roof terraces would cause disturbance. • The improved fenestration design and brickwork choice in the most recent revisions do not overcome the issues created by the bulk and height. • It is not possible to set the storeys back sufficiently to preserve neighbouring amenity whilst providing acceptable accommodation – the building should not be extended. <p>Request the following conditions:</p> <ul style="list-style-type: none"> • Use of external terraces limited to 9am to 8pm to be consistent with roof terraces at Holborn Town Hall (2018/3874/P) – EMPLOYMENT USE. • New windows on SW elevation to be frosted. • Green roof to be maintained with responsibility residing with freeholder. • Sale of flats only for primary homes, not leases of less than 3 years. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to section 5 for full design assessment.</i>

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| | <ul style="list-style-type: none">• <i>Please refer to section 6 for amenity assessment.</i>• <i>If granted, conditions shall be imposed to ensure the SW windows are frosted, and the green roof is installed and maintained. An informative shall also be added to remind the applicant that the decision only grants permission for permanent residential accommodation.</i>• <i>It is not considered reasonable to impose hours of use on a residential terrace. The Holborn Town Hall example is a commercial office building. See section 6 for full assessment.</i> |
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Site Description

The application site comprises a five-storey building plus basement located at the junction of Stukeley Street and Smart Place. The building has a white rendered finish at ground floor level with a stock brick finish to upper floors. The property is in residential use as five flats (Class C3), following conversion from the previous use as offices (Class E).

The property is located within the Central London Area and the Seven Dials Conservation Area. Stukeley Street and Smart Place are characterised by large commercial buildings of 4-6 storeys in height interspersed with residential flats. The site is well served by public transport (PTAL rate of 6b) and is located in close proximity to retail goods and services on High Holborn, Tottenham Court Road and Oxford Street.

Relevant History

2021/1532/P - Demolition of existing 4th floor extension and erection of new 3 and a half storey roof extension to create 3 additional residential units (Class C3), with roof terrace and green roof. Refused 04/08/2021 including the following principal reason for refusal:

The proposed rooftop extension, by reason of the proposed height, mass, detailed design and materials would compromise the form, character and appearance of the host building and this part of the Seven Dials Conservation Area, contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

2013/4021/P - Variation of condition 3 of permission granted 28/02/2013 (ref: 2012/6680/P) and subsequently varied (ref:2013/1692/P) for the change of use to residential; namely, to insert a new external entrance access door for Unit 1 and to amend the internal layout of Unit 1. Granted 15/04/2014.

2013/1692/P - Variation of condition 3 (development in accordance with approved plans) of permission granted 28/02/2013 (ref: 2012/6680/P) for minor material amendments to the proposed roof extension. Granted 28/05/2013.

2012/6680/P - Change of use from offices (Class B1a) to self-contained residential flats (Class C3) comprising 2 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom units from basement to fourth floor level, erection of a mansard roof extension with a roof terrace, alterations to fenestration and relocation of main entrance. Granted 28/02/2013.

2012/2401/P - Erection of a mansard roof extension to create additional accommodation with a new roof terrace along the south-west elevation; change of use of the basement, first, second and third floors from office (Class B1) to residential (Class C3) with the provision of 2 x 1 bed and 1 x 3 bed flats at basement, first, second, third and fourth floor levels; change of use of the ground floor from office (Class B1) to a flexible use for office (Class B1) or education/community use (Class D1); and alterations to the fenestration along the front (north-west) and side (south-west) elevations at ground floor. Granted 19/09/2012.

2010/6611/P - Replacement of existing timber windows with aluminium framed windows at ground floor and basement level of front and side elevation of office building (Class B1). Refused 01/02/2011 for the following reason:

- The proposed windows, by virtue of their inappropriate design, form and proportions, would detract from the architectural integrity of the building and be harmful to the character and appearance of the building and fail to preserve or enhance the character and appearance of the Seven Dials conservation area, contrary to policies of the London Borough of Camden Local Development Framework Core Strategy CS5 (Managing the impact of growth and development) & CS14 (Promoting high quality places and conserving our heritage) and policies DP24 (Securing high quality design); DP25 (Conserving Camden's heritage) & DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of*

Camden Development Framework Development Policies.

2010/4431/P - Erection of roof extension to create fifth floor with side roof terrace, replacement of windows on front and side elevation with new windows to match the existing and replacement of entrance doors to create level access to building (Class B1). Granted 12/10/2010.

2010/4284/P - Retention of change of use from office (Class B1) to educational centre (Class D1). Refused 11/10/2010. Appeal dismissed 30/03/2011.

9000072 - Change of use from Class B8 warehouse use to B1 office use. Granted 26/04/1990.

8 Smart's Place

2019/1420/P - Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building. Granted 10/03/2020.

16 Stukeley Street

2006/3798/P - Extensions, external alterations and change of use from non-residential use (Class D1) to mixed use office / non-residential use (Class B1/D1) on the lower ground and mezzanine ground floor levels and residential use (Class C3) on the upper ground and first to fifth floors creating 10 self-contained units (4x1 bed, 4x2 bed and 2x3 bed units), and formation of roof terraces at third, fourth, and fifth floor levels. Granted 14/12/2006.

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan (2017)

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H3 Protecting existing homes
Policy H4 Maximising the supply of affordable housing
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy C5 Safety and security
Policy C6 Access for all
Policy A1 Managing the impact of development
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC4 Air quality
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T3 Transport infrastructure
Policy T4 Sustainable movement of goods and materials
Policy DM1 Delivery and monitoring

Supplementary Planning Policies

Camden Planning Guidance

CPG Housing 2021
CPG Design 2021
CPG Amenity 2021
CPG Transport 2021
CPG Developer contributions 2019
CPG Energy efficiency and adaptation 2021
CPG Air quality
CPG Access for all
CPG Biodiversity
CPG water and flooding

Seven Dials Conservation Area appraisal and management strategy 2003

Assessment

1. Proposal

1.1 Planning permission is sought for the following works:

- the demolition of the existing setback fourth floor extension;
- the erection of a new two storey roof extension set behind existing roof parapet constructed of matching brickwork with white timber framed windows;
- creation of roof terraces at roof level surrounded by metal balustrading with green roof to the outskirts of the roof; and
- the creation of two new two bedroom dwellings (class C3).

Revisions

1.2 Revised drawings were submitted during the course of the application to incorporate the following changes requested by officers:

- Changes to window design to match the design, width and glazing bar pattern of the existing windows to the floors below.
- Changes to roof terrace layout to push the terrace area and railings away from the edge of the roof, and move the green roof to the outskirts of the roof.
- Roof terrace balustrade changed from glazing to metal railings.
- Reduction in height of the two new storeys to match the floor to ceiling height of the existing building, reducing the overall height of the extension by 1m.
- Removal of proposed changes to roof parapet, to retain existing parapet and set new storeys behind.

2. Assessment

2.1 The principal planning considerations are considered to be the following:

- Creation of new housing
- Housing mix, unit size, quality of accommodation and affordable housing
- Design and Heritage
- Neighbouring amenity
- Transport considerations
- Energy and Sustainability
- Air quality

- Water and drainage

3. Creation of new housing

3.1 Housing is regarded as the priority land-use of the Local Plan as set out in policy H1 and the Council makes housing its top priority when considering the future of unused and underused land and buildings. Given the existing residential use of the host building, this is considered an appropriate location for additional homes, and the proposals would comply with Policy H1 in this regard. Great weight has been given to the provision of additional housing.

4. Housing mix, unit size, quality of accommodation and affordable housing

Mix of unit sizes

- 4.1 The existing building comprises 2 x 1 bedroom flats, 2 x 2 bedroom flats and 1 x 3 bedroom flat. The 3 bedroom unit is spread over third and fourth floor and is proposed to be converted to a 2 bedroom flat at third floor only. The new two storey roof extension would contain 2 x 2 bedroom flats, to provide an overall mix of 2 x 1 bedroom flats and 5 x 2 bedroom flats and an uplift of two units.
- 4.2 Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of this policy considers 1 bedroom/studios to have a lower priority, 2 and 3 bedroom units to be of high priority and 4 bedroom (or more) a lower priority. The majority of the existing flats in the building are higher priority dwelling sizes and include one larger 3 bedroom family sized unit which has access to a small external amenity area. The proposals would provide two new dwellings and five of the seven flats would remain a high priority size, but the existing larger 3 bedroom home would be lost.
- 4.3 It is recognised that there is a demand for homes of all sizes, and the creation of two new high priority dwellings is welcomed. Although the loss of a 3 bedroom unit is regrettable, it is acknowledged that works could be carried out to this dwelling to convert one of the bedrooms to an alternative use without requiring planning permission, and it is recognised that 2 bedroom units still provide homes for families. On this basis, the unit mix is considered to be acceptable and in accordance with policy H7.

Design and layout

- 4.4 Policy H6 relates to housing choice and mix and encourages the design of all housing in the borough to provide functional, adaptable and accessible spaces; and Policy D1 notes that housing must provide a high standard of accommodation. The Ministry of Housing, Communities and Local Government (MHCLG) released nationally described space standards in March 2015, which are incorporated in the Local Plan. The minimum gross internal floor areas are set by the number of bedrooms and bed spaces/occupiers in each dwelling. The relevant requirements are as follows:
- 61sqm for a single storey 2 bedroom 3 person flat
 - 70sqm for a two storey 2 bedroom 3 person flat
 - 70sqm for a single storey 2 bedroom 4 person flat
 - 79sqm for a two storey 2 bedroom 4 person flat
- 4.5 All three 2 bedroom flats are shown as 3 person units. The flat at 3rd floor would measure 67sqm exceeding the requirement of 61sqm and the 2 bedroom duplexes at 4th and 5th floor would measure 70.7sqm and 71.4sqm, meeting the 70sqm requirement. The bedrooms would also meet the required standards in terms of their size and layout.
- 4.6 The 3rd floor flat and one of the duplexes would be dual aspect which would provide adequate daylight and sunlight. The other duplex would be single aspect and north facing, but given the shallow depth of the building and it's position at a higher level, it would likely receive adequate

light levels to provide an acceptable standard of residential amenity.

- 4.7 The 3rd floor flat would not benefit from outside amenity space, but as this is the current situation for most of the flats in the building, this is considered acceptable in this instance. The two new duplexes which would each have access to a roof top terrace area. Step free access would be provided to the new units via the existing lift which would be extended upwards. The new units would also have permanent separation between eating and sleeping areas, would include adequate storage space and would be accessible and adaptable to a range of occupiers.
- 4.8 The front elevation north-facing windows do not directly overlook any neighbouring buildings, but instead face the blank façade of the rear of 190 High Holborn. The south-west facing elevation would introduce new windows at 5th floor and closer windows at 4th floor which would directly face those at 16.5 Stukeley Street (International House), which is in mixed education and residential use. Given the distance of less than 6m between these windows, there would potentially be harmful overlooking between the new residential flats and the existing occupants opposite. As such, it is considered necessary to include a condition requiring the lower half of the sash windows (which would be up to a height of 1.7m above the floor level) to be obscured. This is considered sufficient to ensure the privacy of occupants is protected.
- 4.9 Overall, subject to the suggested condition, the development would provide an acceptable standard of accommodation for future occupants.

Affordable housing

- 4.10 Policy H4 seeks to maximise the supply of affordable housing in the borough. It notes that the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. In this case, the proposal provides two additional homes but the total uplift in floorspace would only be 94sqm. As such, a contribution towards affordable housing in the borough is not required.

5. Design and heritage

Statutory Framework and Implications

- 5.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) is relevant, and requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 5.2 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

Policy review

- 5.3 NPPF section 16 paragraphs 189 to 202, London Plan policies D1, D3, D4 and D5, and Camden Local Plan policies D1 and D2 are relevant with regards to conservation and design. Camden’s Local Plan policies are supported by the ‘Design’ CPG and the Seven Dials Conservation Area Appraisal and Management Strategy.
- 5.4 The Council’s design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local

Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Designations

- 5.5 The application site is not listed, but is located within sub area 3 of the Seven Dials Conservation Area, on the south side of Stukeley Street on the corner of the junction with Smart's Place. The building is not listed as making either a positive or a negative contribution to the conservation area. The Conservation Area Appraisal and Management Strategy notes that "on the south side of the street are examples of the narrow courts that date back to the 17th century, Smarts Place and a section of Stukeley Street, they have an industrial/commercial character, similar to a mews quality". The area offers a townscape with both variety and cohesiveness. Buildings from the 18th to the 20th century abut each other offering diversity and differing heights on the mainly narrow streets. The area has a predominance of Victorian municipal buildings, mainly built after slum clearances in 1889. This group of buildings created in one era is unified in terms of materials and design yet vary in scale, style and uses.
- 5.6 In terms of its significance, the conservation area appraisals notes that 'The special character of the conservation area is found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest'.

Assessment

- 5.7 The application site comprises a five storey building plus basement level and a modern setback top floor. The building is constructed of stock brick with a rendered ground floor and white timber windows. The windows are larger at first and second floor with a curved brick arch, and smaller at third floor with a plain lintel. The original parapet has been raised in matching stock brick, and a setback fourth floor erected above, constructed of matching stock brick with dark coloured aluminium windows. The original building is an attractive, traditional warehouse-style building, on a prominent corner location where it is also visible from High Holborn to the north.
- 5.8 The previously refused scheme proposed the demolition of the existing setback fourth floor extension, and the erection of a new three storey roof extension with roof terraces at sixth floor and roof level. The existing windows at third floor level were also proposed to be altered to match the size and design of the existing windows at first and second floor level. The extension was proposed to follow the existing building line at levels four and five before stepping back at sixth floor level.
- 5.9 The proposals were considered unacceptable due to the height, massing, detailed design and materiality of the proposed extensions which were considered to harm the character and appearance of the building and this part of the Seven Dials Conservation Area. Although the conservation area is characterised by a range and mix of building types and uses, with its character deriving from the combination of architectural styles and periods, the refusal report notes that the proposals would make the existing building unduly dominant next to its neighbour and in the streetscene.



Existing (left), refused scheme (centre), current proposal (right)

5.10 Concerns raised previously included the following key issues:

- The height and massing of the three storey extension would stretch out the façade, altering its character and changing the proportions of the building.
- The significant roof extension would overwhelm the host building, and would not be sympathetic to the existing proportions or architectural character.
- The proposed increase in height and massing would dominate and overwhelm the neighbouring building and streetscene.
- The proposed window designs at fifth and sixth floor would not respect the character of the existing building, or the hierarchy of its fenestration.

5.11 The current application seeks to address these concerns. The proposals have been reduced in height so that they would now sit a storey lower than the refused scheme, and would be a single storey taller than the existing roof extension. The proposals also now include the retention of the existing parapet and do not propose any alterations to any of the existing windows or proportions of the floors below, which is welcomed. Although a fairly limited set back has been introduced to each new floor as requested by officers, it is acknowledged that it would be difficult to achieve a greater setback due to the narrow footprint of the building. What is proposed is considered sufficient to introduce an element of subordination and differentiate the extension as a new addition.

5.12 It is also important to note that a three storey roof extension was approved to 8 Smart's Place behind the site which proposed a three storey blank façade behind the application site. The proposed extension would sit lower than the neighbouring development.



Visualisations of the approved scheme to 9 Smart's Place behind the site (dotted lines show superseded proposals)

- 5.13 The extension would sit at the same height as the uppermost level of the neighbouring plant room at no.20-22. Although no.20-22 currently sits one to two storeys higher than the application site, due to the sloping two storey mansard roof, and its lower shoulder height, the building appears lower in height from street level. Although the application site would be increased in height against its neighbour, it would be just a single storey taller than the existing roof extension, and overall, the height is considered an appropriate step between its two neighbours given no. 16.5 is eight/nine storeys in height.
- 5.14 In this context, the proposed roof extension is not considered to dominate the host building of the streetscene, and its height, bulk and massing is considered acceptable.
- 5.15 The new windows would be timber framed to match the existing, and would align with the floors below, matching their width, style and mullion positions. The extension would also be constructed of matching brickwork which is considered an appropriate and a more sympathetic choice than a contrasting material or colour. Detailed drawings of the windows and a sample panel of the brickwork shall be secured by condition to ensure they are of an appropriate standard and detail.
- 5.16 At roof level, the proposed roof terrace would be bounded with metal railings and set back to the rear of the roofspace to reduce its visibility from street level. It was previously proposed to be a glazed balustrade but was revised to metal to be more in keeping with the historic character of the host building and surrounding conservation area. Details of a means of preventing overlooking between occupants on the terraces shall be secured by condition. A green roof would be installed to the outskirts of the roof with full planting details and management plan secured by condition to ensure its retention and long-term maintenance.
- 5.17 Overall, the proposed development is considered acceptable in terms of its height, massing, detailed design and materiality. The development would also preserve the character and appearance of the Seven Dials Conservation Area. As the Conservation Area statement notes, buildings from the 18th to the 20th century abut each other offering diversity and differing heights on the mainly narrow streets, and it is the range and mix of building types, architectural styles, periods, uses and street layouts which contribute to the conservation area's special interest. The development would not harm these qualities and would preserve the character and special interest of the conservation area. As such the development would comply with policies D1 and D2 in this regard,

6. Neighbouring Amenity

- 6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 6.2 The closest properties which could be impacted by the development are nos. 16.5 and 20-22 Stukeley Street, and 8 Smart's Place to the rear. Nos. 20-22 and the lower floors of 16.5 Stukeley Street and 8 Smart's Place are in commercial / office / education use and unlikely to be unduly harmed by the works. The upper floors of no. 16.5 are in residential use.
- 6.3 It is noted that 8 Smart's Place to the rear of the site also benefits from a recent planning permission for a roof extension to provide 1 x 3 bedroom dwelling. The approved proposals at no.8 did not include any windows to the north west elevation of that building (facing the application site), and therefore future occupants of the neighbouring development would not be unduly impacted by the proposed development.

6.4 A daylight and sunlight assessment has been submitted prepared by point 2 surveyors to determine the impacts of the proposed extension on existing residential units at no.16.5. The VSC and NSL tests were used to assess impacts on daylight, and the APSH test was used to assess sunlight impacts. It is noted that the report is the same report submitted for the previously refused scheme which was one storey higher than the current proposals. Any impacts to neighbouring light levels would therefore be less than reported.

6.5 The previous officers report for the refused scheme provided the following assessment of the daylight/sunlight report:

No.16.5 Stukeley Street is located to the south west of the site, and has a number of windows on its flank elevation that face the site. In terms of daylight, the results of the assessment demonstrate that 38 out of 45 windows would meet the strict application of the BRE guidelines (i.e. any losses would be below a noticeable 20% loss). There would be 7 windows that would experience changes in their VSC beyond the noticeable 20% value suggested in the BRE guidelines. Looking in more detail at these 7 windows, the likely losses would be 20.37%, 25%, 27.88%, 29.89%, 31.39%, 25.49% and 27.14%. However, although 7 windows are affected, these serve just 4 rooms, and in each case, every room is served by between 2 – 5 other windows which would see almost zero impacts to VSC.

The NSL test was also used which considers daylight distribution within a room (rather than individual windows). This test showed that 13 of the 14 rooms would meet the BRE guidelines. The one room which doesn't shows a change of 21.3%, which is just 1.3% over the recommended 20%. As such, although some windows would see a loss of daylight, these rooms are served by multiple windows and the overall reduction in daylight would not be unduly harmful to the amenity of occupants.

The APSH test was used to assess sunlight impacts and demonstrated full compliance with BRE guidance.

Overall, the proposed impacts on daylight and sunlight to neighbouring residential occupants are therefore considered acceptable.

6.6 A letter from Point 2 Surveyors has also been submitted with the application which concludes that given the results of their previous report, "it is likely that the effects of the amended scheme to the neighbouring residential buildings will be less when compared against the original scheme. It is therefore the professional view that the modified scheme will likely translate into greater BRE compliance across the daylight and sunlight methodologies and continue to relate very well with the neighbouring context of the scheme."

6.7 Overall, given the impacts to neighbouring daylight were previously considered acceptable, and the impacts from the current scheme would likely be significantly less than those previously reported, the proposed impacts on daylight and sunlight to neighbouring residential occupants are therefore considered acceptable.

6.8 Concerns have been raised as to the potentially harmful overlooking that could occur between the new windows facing no.16.5 and the occupants of this building. It is noted that the original permission for the conversion of the building to residential use included a condition requiring the lower panels of the first, second and third floor windows along the south-western side elevation to be obscured. Such a condition is considered reasonable and necessary for the current proposals to ensure neighbouring privacy is protected. Obscuring the lower window pane of the proposed windows would ensure up to 1.7m above ground level was obscured, which would be sufficient to prevent harmful overlooking out the window whilst still allowing natural daylight and skyward views out of the windows.

6.9 In terms of outlook, although the roof extension would undoubtedly be visible from neighbouring

windows, it would be relatively narrow in its footprint when viewed from the most impacted neighbour at no.16.5. Given the site location within the densely developed Central London area, the additional height and massing is not considered to be out of character or to impact neighbouring outlook or be so overbearing as to refuse the application on this ground.

6.10 Concerns have been raised that the proposed terraces would result in undue disturbance and overlooking of neighbouring residents. The terraces were revised following the initial submission of the application to pull them to the rear of the roof slope away from the building edges. They would also be surrounded by planters and a green roof which shall be accessible for maintenance only (and secured by condition as such). These measures are considered sufficient to ensure there would not be unreasonable overlooking or disturbance to neighbouring residents. To protect the amenity of new residents using the roof terraces and prevent overlooking between them, details of privacy measures shall be secured by condition.

6.11 Overall, the proposed development would preserve the amenity of neighbouring residents subject to the suggested condition, and the proposals would comply with policy A1 in this regard.

7. Transport considerations

7.1 In line with Policy T1 of the Local Plan, the Council expects cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential uses, the requirement is for 1 space per studio and 1 person 1 bedroom unit, 1.5 spaces per 2 person 1 bedroom unit and 2 spaces per all other units. Given the development provides three new two bedroom flats, this would give a requirement for six spaces.

7.2 Due to the site's space constraints and the lack of external space, the applicant is proposing to give the new occupants of these flats two folding cycles each (six total) and suitable storage lockers will be provided within Flat 5 and within the shared lobby area of flats 6 and 7. Whilst the Council does not normally accept the use of folding cycles, this offer is considered acceptable given the existing constraints of the building. The provision of the folding cycles and lockers would be secured by condition if planning permission were to be granted.

7.3 In accordance with Policy T2 of the Local Plan, the Council would expect all development to be car free. No off-street parking is currently provided and none is proposed. In line with the Section 106 Agreement secured against the original permission, which secured all five of the flats as on-street parking permit free, the two additional flats shall also be secured as on-street parking permit free by means of a new Section 106 Agreement. This will prevent all of the occupants of the building from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

7.4 Given the extent of demolition and construction works proposed, particularly given the narrow confines of the surrounding streets, particularly Stukeley Street and Smart's Place, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £3,920 and CMP bond of £7,500 should be secured by means of Section 106 Agreement. This will help ensure that the development is carried out in such a way as to minimise disruption to the operation of the surrounding highway network and local neighbourhood amenity.

7.5 The Council's Transport Officer has confirmed that a highways contribution is not considered necessary in this instance as any damage that occurs to the adjacent footways will be covered by the scaffolding bond that is secured under a separate licensing scheme.

8. Energy and Sustainability

8.1 In line with policies CC1 and CC2, the Council will require development to incorporate

sustainable design and construction measures. The development is classed as a minor development (< 4 units or 500sqm new floorspace), by the Energy Efficiency and Adaption CPG, and therefore an energy statement is not required; however, performance against carbon reduction targets should be included in a sustainability statement, and development is expected to meet overall carbon reduction targets of 19% below Part L of 2013 Building Regulations. Renewable technologies should be incorporated where feasible.

8.2 An energy statement has been submitted which demonstrates that the development would achieve a 20.2% improvement when compared against Part L. Several energy efficiency measures would be incorporated into the proposals including:

- Excellent building fabric values reducing the building's heat losses
- Mechanical ventilation with heat recovery
- Low energy and efficient lighting
- Installation of a green roof
- Renewable energy technology in the form of a photovoltaic array of 1.90kWp connected directly to the apartments.

8.3 The proposals would therefore meet the policy targets, which would be secured by condition. Details of the PV panel and green roof would be secured by condition, alongside a requirement for their installation and retention.

9. Air Quality

9.1 Camden Local Plan policy CC4 seeks to ensure the impact of development on air quality is mitigated and ensures that exposure to poor air quality is reduced in the Borough.

9.2 Although the development is not a major development, it would bring sensitive uses into an area of poor air quality, and therefore a basic air quality assessment would be expected. An Air Quality Statement has been prepared by GEM Air Quality Ltd in support of the planning application.

9.3 The mitigation measures detailed in the statement include measures within the construction phase and in operation. At the construction phase Table 8 of the report details appropriate mitigation measures to ensure the impact of dust soiling and PM10 can be reduced to negligible. This includes site management, operating machinery and waste management.

9.4 In operation, mitigation measures focus on the use of filtered ventilation system which result in future occupants not having to rely on opening windows or doors to ventilate the premises and reduces the concentrations of NO2 well below the air quality objective within the building. The Air Quality Statement therefore demonstrates compliance with Policy CC4 by seeking to ensure that the impact of development on air quality is mitigated and ensures that exposure to poor air quality is reduced, particularly for residents on site. Details of mechanical ventilation shall be secured by condition to ensure that air inlet locations are located away from sources of emissions.

10. Water and drainage

10.1 The existing site is built on hardstanding so offers little in the way of drainage, nonetheless, redeveloping the site is an opportunity to improve upon this and reduce flood risk in the area. All developments are expected to manage drainage and surface water on-site or as close to the site as possible, using Sustainable Drainage Systems (SUDS) and the hierarchy set out in CPG Water and Flooding.

10.2 The proposals include planters and soft landscaping and a green roof at roof level which is an improvement on the existing situation. Full details of the proposed green roof shall be secured by condition alongside maintenance details and its installation and retention.

10.3 All new build dwellings should achieve a maximum internal water use of 110 litres per person per day (this includes 5 litres for external water use). This shall also be secured by condition.

11. Conclusion

11.1 In conclusion, the proposed development would provide two new dwellings of a high priority dwelling size, and great weight is given to the provision of new homes in the borough. The proposed extension would preserve the character and appearance of the host building and the significance of the Seven Dials Conservation Area. The development would not harm neighbouring amenity or the local transport network subject to the suggested conditions and obligations and would be a sustainable development, contributing to carbon reductions.

11.2 As such, it is recommended that conditional planning permission is granted subject to the following obligations:

- Car free development
- Construction Management Plan and associated Implementation Support Contribution of £3,920 and CMP bond of £7,500

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th March 2022, 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 and search for 'Members Briefing'.

Application ref: 2021/5761/P
Contact:
Tel: 020 7974
Date: 2 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

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:
18 Stukeley Street
London
WC2B 5LR

Proposal: Demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace

Drawing Nos:

Existing: 18STU-0010, 18STU-0011, 18STU-0100, 18STU-0101, 18STU-0102, 18STU-0103, 18STU-0104, 18STU-0105, 18STU-0106, 18STU-0150, 18STU-0151, 18STU-0170, 18STU-0171.

Proposed: 18STU-1100, 18STU-1101, 18STU-1102, 18STU-1103, 18STU-1104 rev P2, 18STU-1105 rev P8, 18STU-1106 rev P10, 18STU-1107 rev P10, 18STU-1150 rev P9, 18STU-1151 rev P8, 18STU-1170 rev P9, 18STU-1171 rev P9.

Documents: Energy Statement by Taylor Project Services LLP dated November 2019, Planning Statement by JLL dated November 2021, Daylight and Sunlight report by Point 2 Surveyors dated March 2021 and addendum letter dated 19 November 2021, Air Quality Statement by Gem Air Quality Ltd dated November 2021, Design and Access Statement dated November 2021, Structural feasibility statement by Simpson TWS dated 18th March 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 18STU-0010, 18STU-0011, 18STU-0100, 18STU-0101, 18STU-0102, 18STU-0103, 18STU-0104, 18STU-0105, 18STU-0106, 18STU-0150, 18STU-0151, 18STU-0170, 18STU-0171.

Proposed: 18STU-1100, 18STU-1101, 18STU-1102, 18STU-1103, 18STU-1104 rev P2, 18STU-1105 rev P8, 18STU-1106 rev P10, 18STU-1107 rev P10, 18STU-1150 rev P9, 18STU-1151 rev P8, 18STU-1170 rev P9, 18STU-1171 rev P9.

Documents: Energy Statement by Taylor Project Services LLP dated November 2019, Planning Statement by JLL dated November 2021, Daylight and Sunlight report by Point 2 Surveyors dated March 2021 and addendum letter dated 19 November 2021, Air Quality Statement by Gem Air Quality Ltd dated November 2021, Design and Access Statement dated November 2021, Structural feasibility statement by Simpson TWS dated 18th March 2021.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, screening, balustrades, parapets, planters and lighting fixtures;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside existing building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 6 The lower panels of the fourth and fifth floor windows along the south-western (side) elevation shall be obscured glazing and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 7 Details of a means of preventing overlooking between the rooftop terraces shall be submitted to and approved in writing by the local planning authority prior to commencement of use of the roof terraces and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 The green roof area as shown on the approved roof plan shall be accessible for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 9 The internal noise levels in the dwellings hereby approved shall not exceed an indoor ambient noise levels in unoccupied rooms of 35dB(A) LAeq,16hour (07:00-23:00 hours) and 30dB(A) LAeq, 8hour (23:00-07:00 hours) and individual noise events shall not normally exceed 45dB LAmax during the night (23:00-07:00 hours).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 Six folding bicycles and associated lockers shall be provided as shown on the approved plans prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.

- 11 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 13 Prior to commencement of development (excluding demolition and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

- 14 Prior to occupation, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 15 Prior to commencement (excluding demolition and any site preparation works), full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan.

- 16 Prior to occupation of the development, the applicant will have constructed and implemented the measures contained in the Energy Statement by Taylor Project Services LLP dated November 2019 and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with Policies CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 17 Prior to first occupation of the new flats, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

