

## 8.0 Roof amendments

### 8.1 Block A roof plant enclosures

8.1.1 The consented scheme has two external plant enclosures on the southern half of the Block A roof.

8.1.2 The proposed scheme revises the size of the plant enclosures to follow the size of the revised plant equipment. The smaller plant enclosure will be acoustically treated to prevent noise break-out to the adjacent roof terrace. Both plant enclosures are open air and have louvred walls with louvred access doors.

8.1.3 Fig. 8.1 and 8.2 show overlay of the consented and proposed plant enclosures extent. The existing plant heights have also been dotted on for comparison.

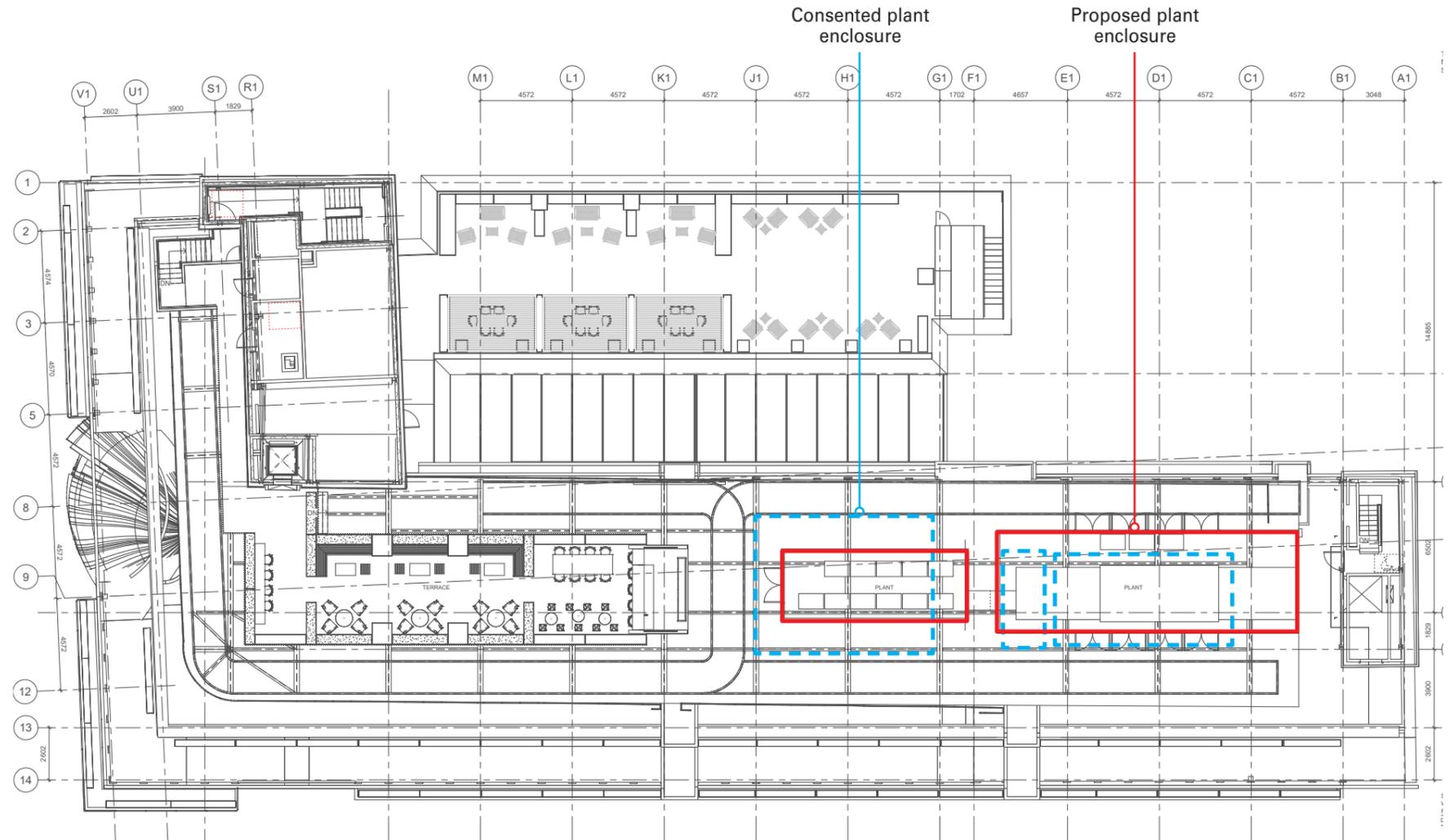


Fig. 8.1 - Roof plan - Overlay consented and proposed plant enclosure

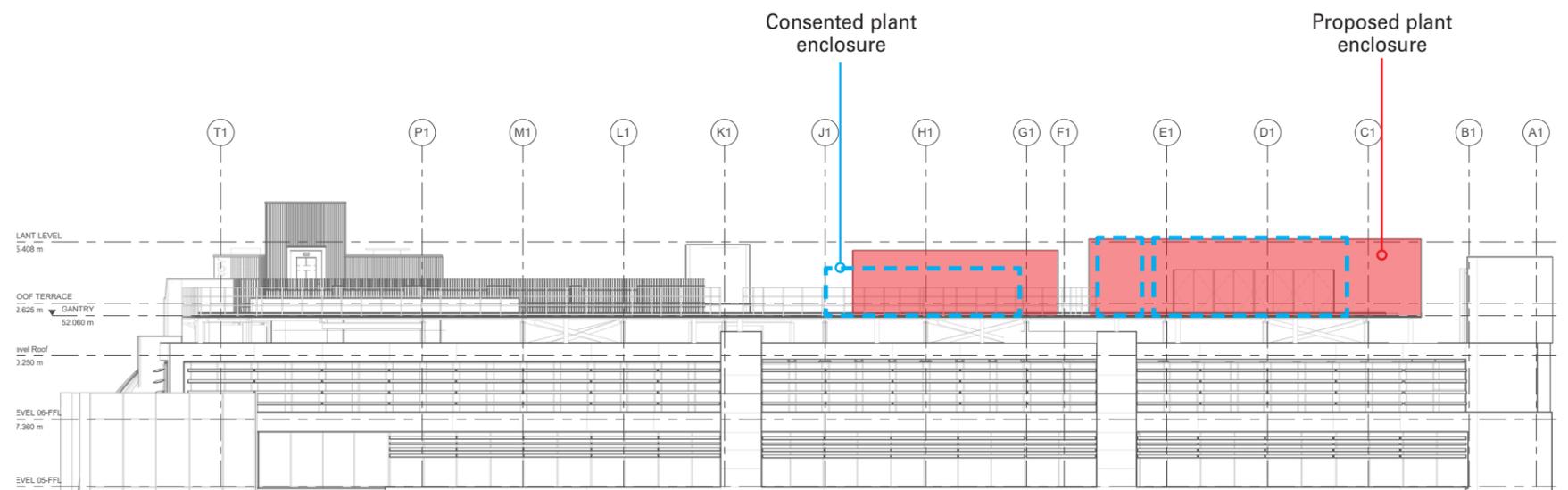


Fig. 8.2 - East Elevation - Overlay consented and proposed plant enclosure

**8.2 Roof terrace to Block B**

- 8.2.1 The consented scheme has a biodiverse green roof on top of the Block B extension that was not accessible by the office tenants.
- 8.2.2 The proposed design relocates the biodiverse green roof from Block B onto the Block C roof, and introduces a new roof terrace on top of Block B. This roof terrace will be used by the office tenants for informal meetings, as a breakout space or as a wellbeing space.
- 8.2.3 A section of the existing rainscreen cladding to Block A at level 5 will be removed to allow for the introduction of a new external door for access onto the terrace. A new metal panel will replace the existing panels that will be removed.
- 8.2.3 The roof terrace introduces a metal balustrade around the perimeter of the Block B extension. Planters run around the outer edge of the terrace and there are three pergolas next to the atrium roof glazing that will provide shade with hanging and climbing plants. The types of plants that will be used in the planters on the roof terrace are to be confirmed.
- 8.2.4 The plan and the accompanying images (Fig. 8.7) on the following page illustrate the design intent for the roof terrace.

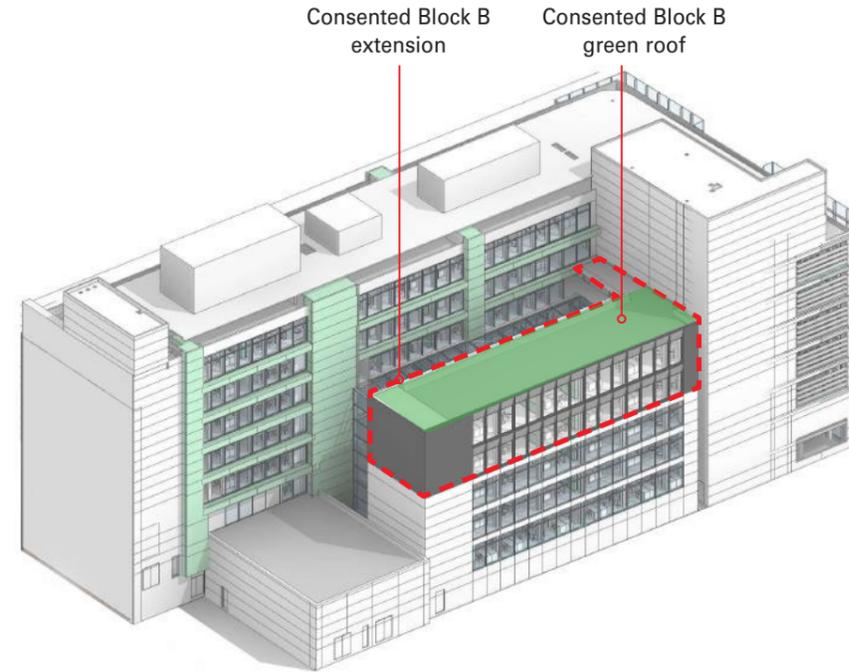


Fig. 8.3 - Consented Terrace

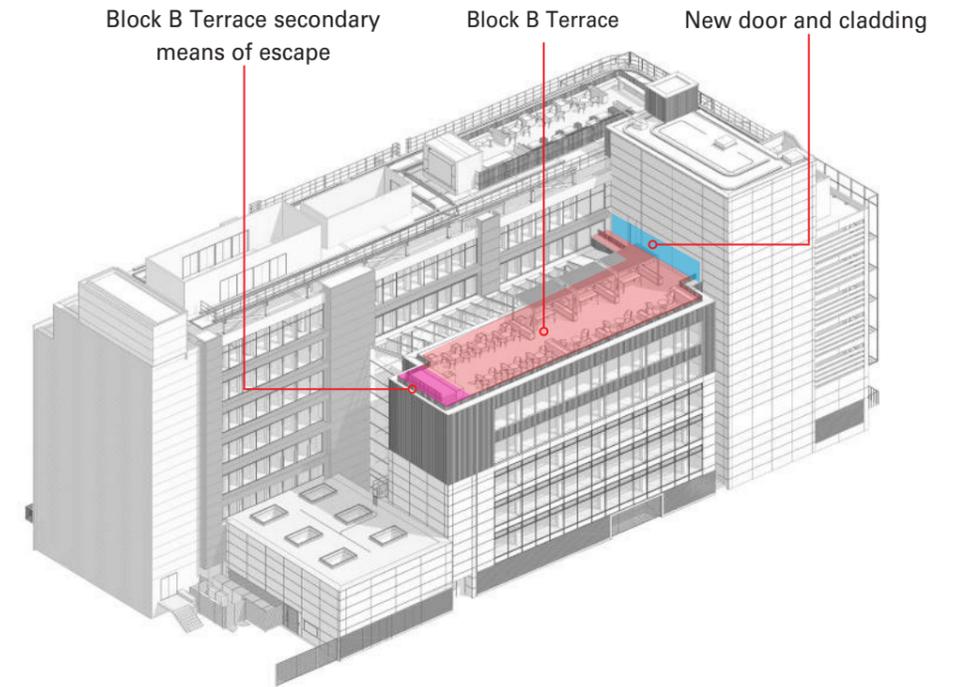


Fig. 8.5 - Proposed Terrace

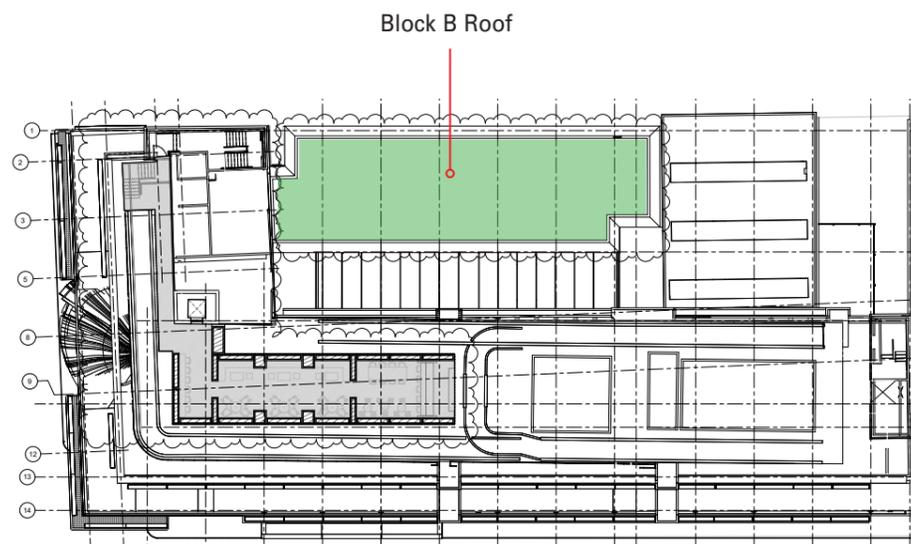


Fig. 8.4 - Consented Roof Plan

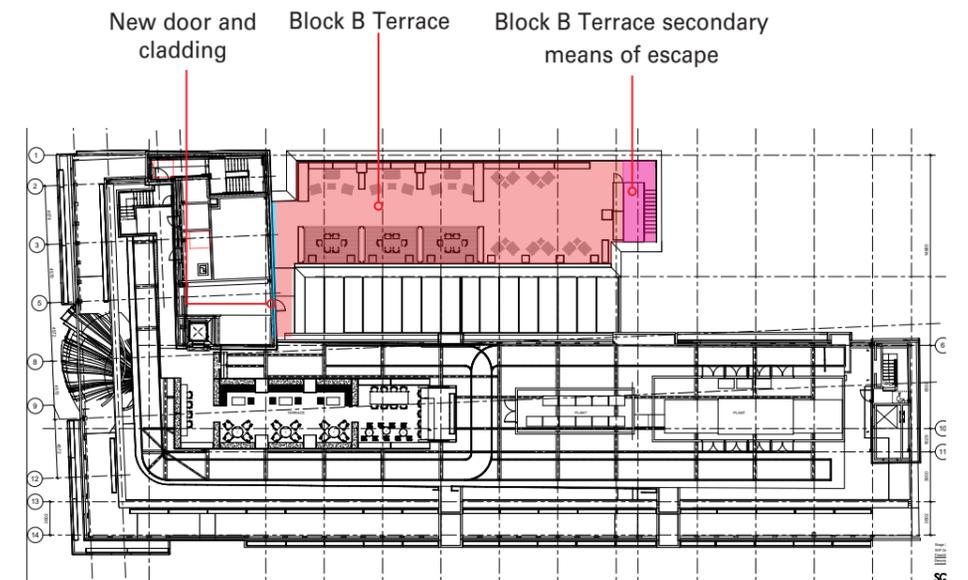


Fig. 8.6 - Proposed Roof Plan

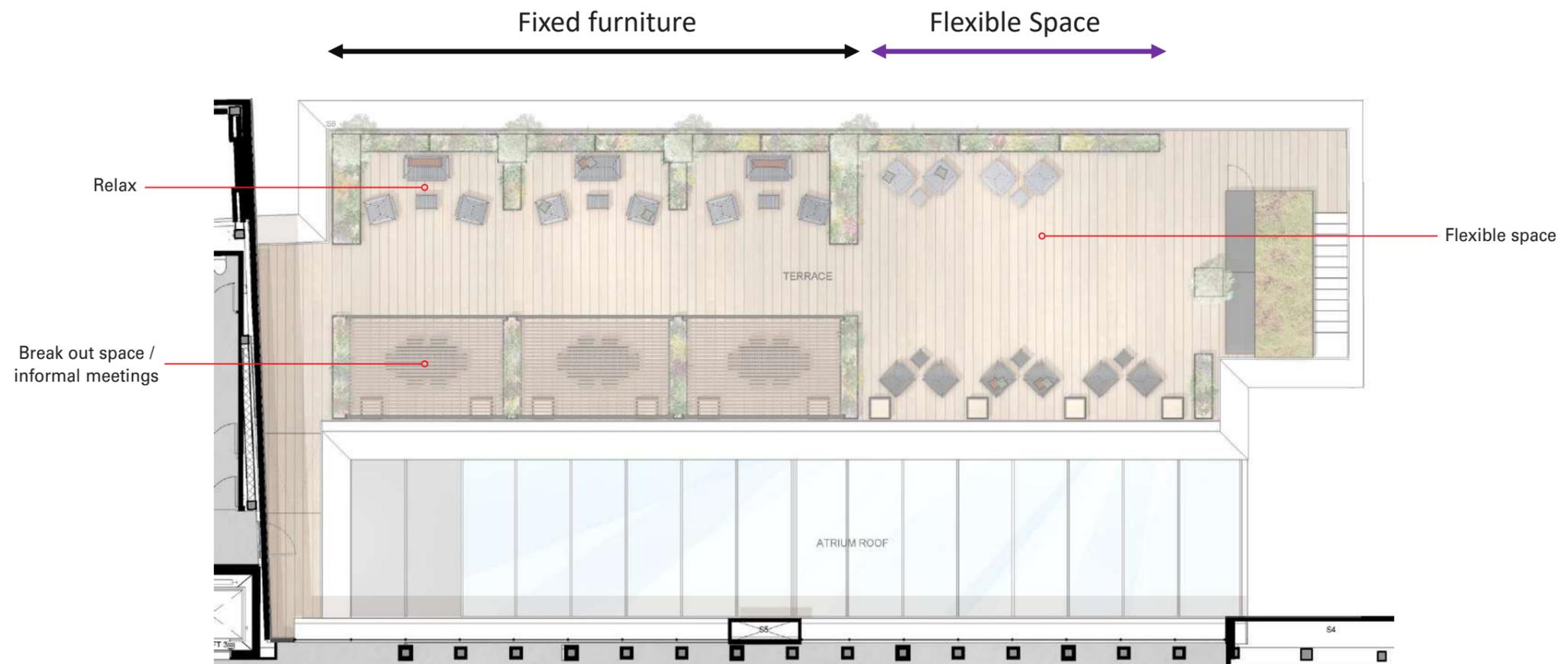


Fig. 8.7 - Proposed Block B Terrace Design Intents

**8.3 Block C green roof & roof lights**

8.3.1 The consented scheme did not alter the external volume of Block C. The only changes were internal, with the introduction of meeting rooms at ground floor.

8.3.2 The proposal relocates the biodiverse green roof from the Block B roof onto the Block C roof. Access onto the Block C roof for maintenance of the green roof will be the same as the existing building (access is from an external door in the Core 2 stair that leads onto a metal access platform).

8.3.3 The original Block C design has three long linear roof lights which were filled in during the last building refurbishment. We propose to reinstate six roof lights on the Block C roof to provide natural light into the office unit at ground floor.

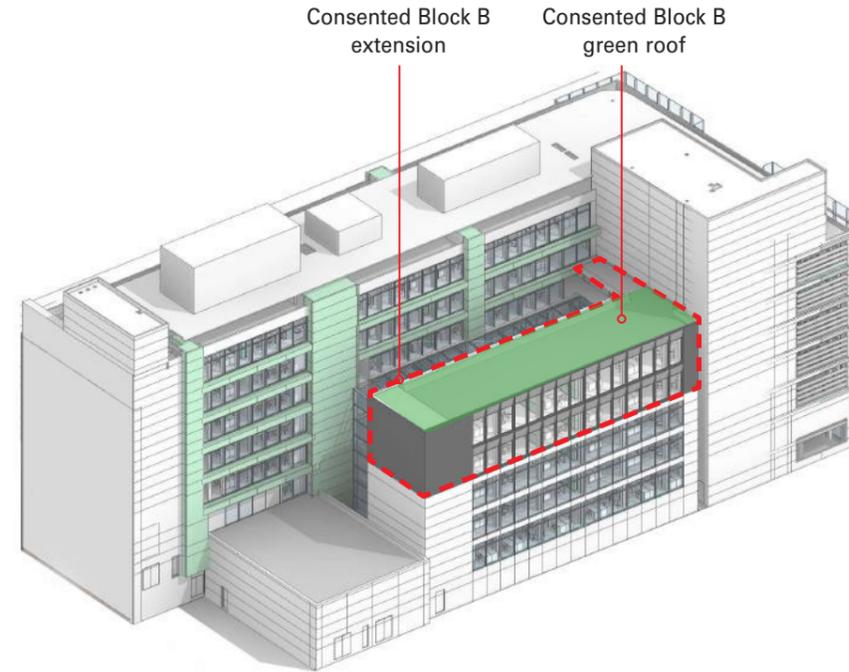


Fig. 8.8 - Consented Green Roof Location

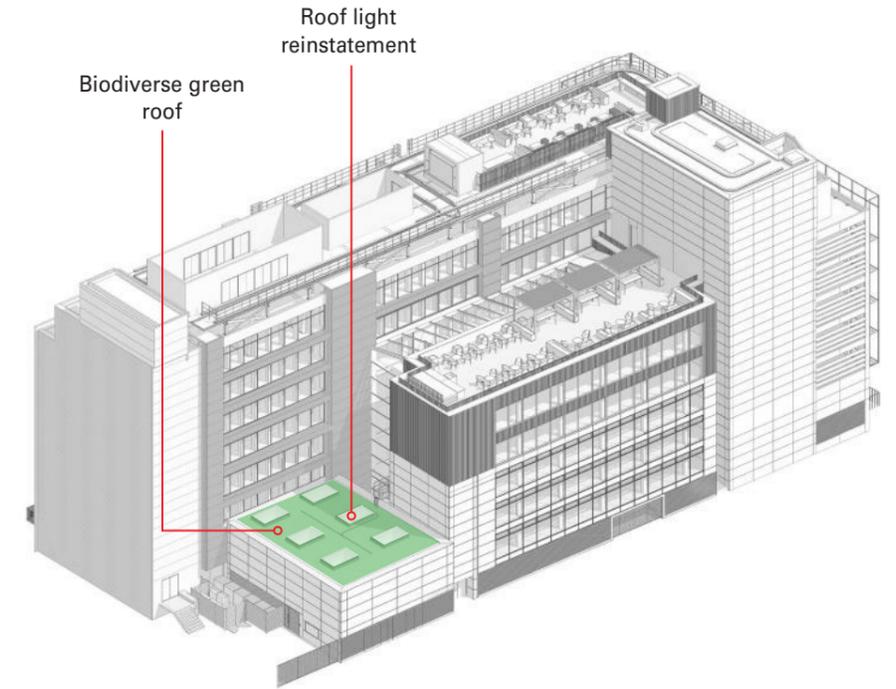


Fig. 8.10 - Proposed Block C Green Roof

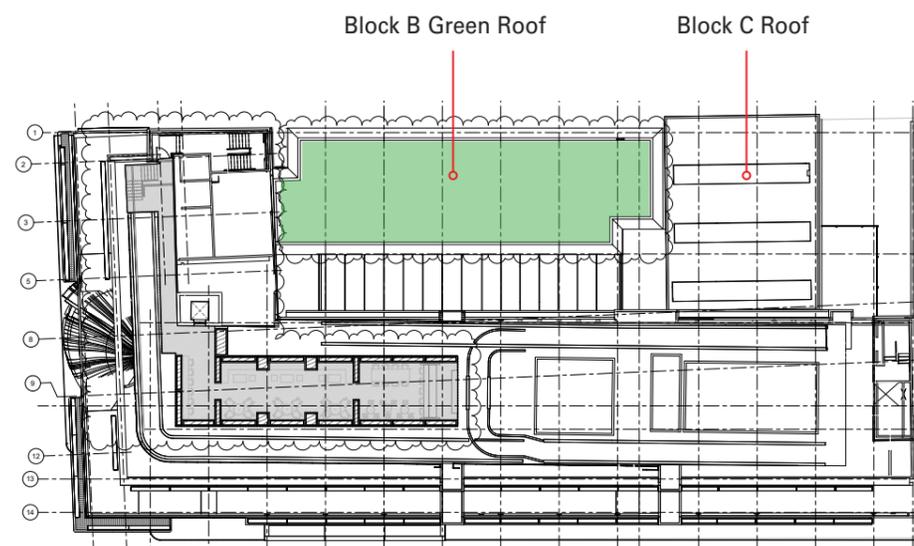


Fig. 8.9 - Consented Roof Plan

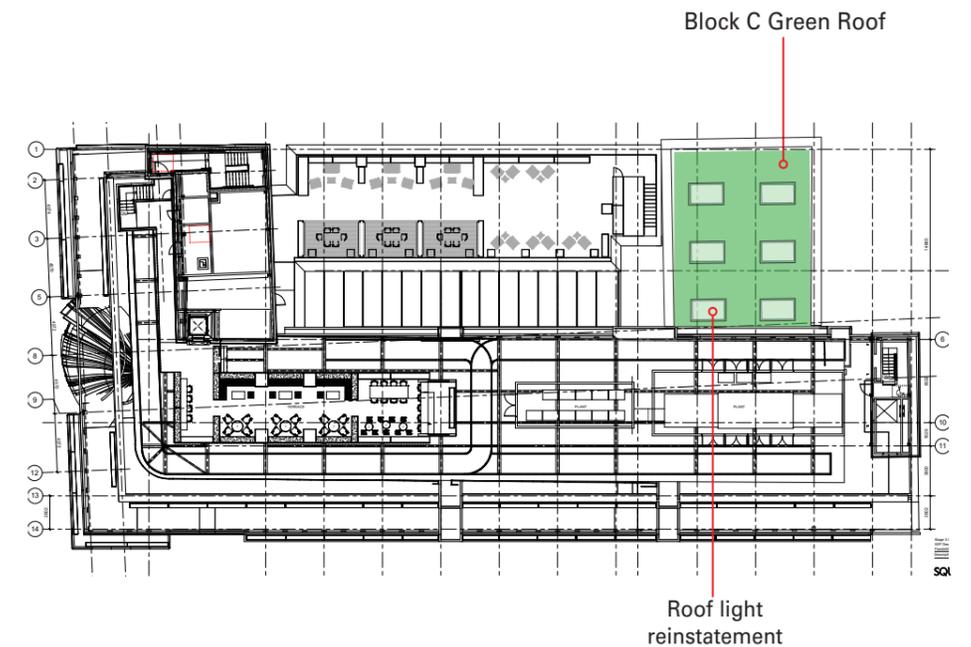


Fig. 8.11 - Proposed Block C Roof Plan

## 9.0 Internal Improvements

There are a few minor internal amendments that are also proposed. These internal amendments do not require planning permission in their own right but are shown for illustrative purposes:

- Addition of a feature stair in the atrium to connect office floors.
- Addition of bridge connections to improve circulation across the floor plates on level 3 and 4, in keeping with the existing condition at level 1 and 2.
- Changing the internal layout from small individual offices to an open floor plate (this generally reflects the original office layout).
- Due to limitations in head height in Block C at Lower Ground, it is not possible to provide 2-tier cycle racks. Therefore the cycle store has increased in size in order to provide the consented quantity of cycle spaces (refer to section 9.1 for the proposed layout and see condition 4 attached to the planning permission ref. 2019/2198/P which sets out the cycle parking requirements).
- Minor layout alterations as Lower Ground as a result of the increased cycle store size.

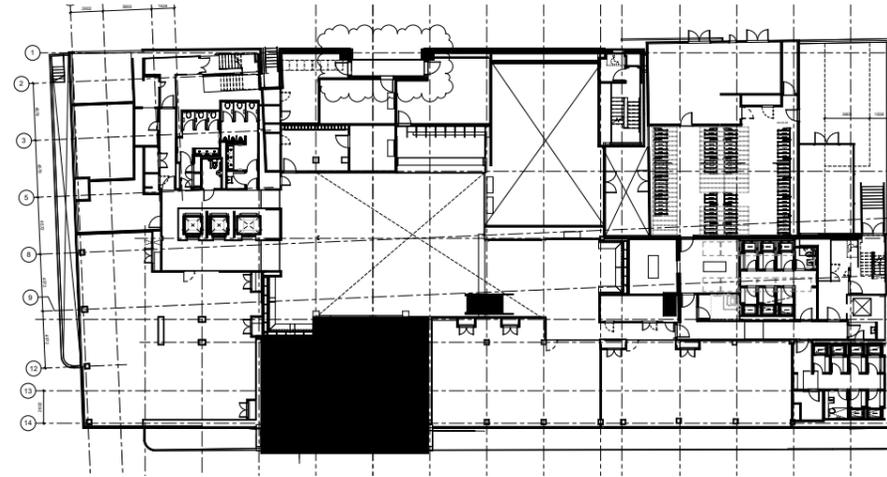


Fig. 9.1 - Consented Lower Ground Plan

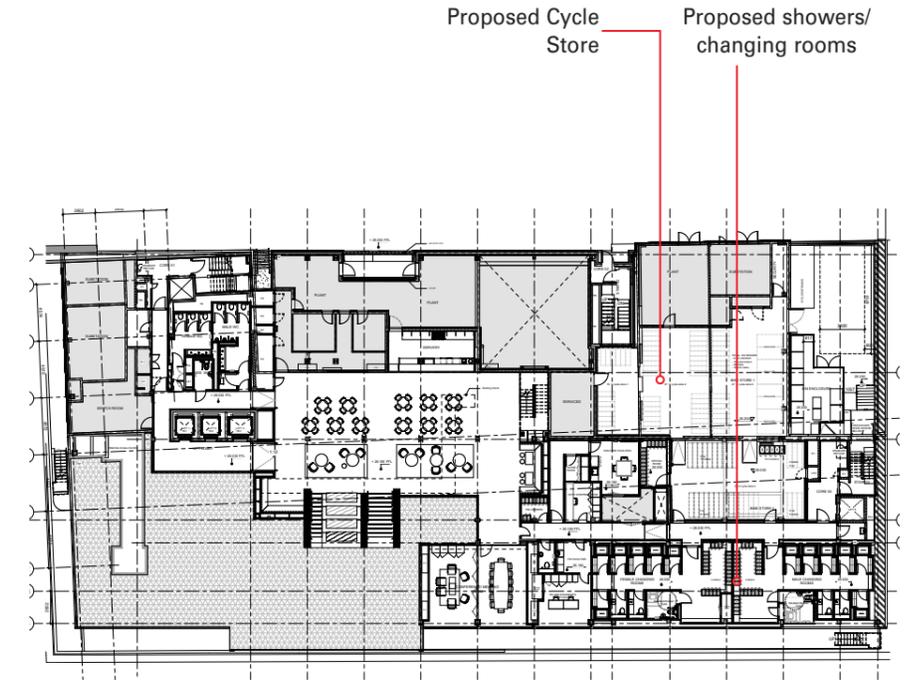


Fig 9.3 - Proposed Lower Ground Plan

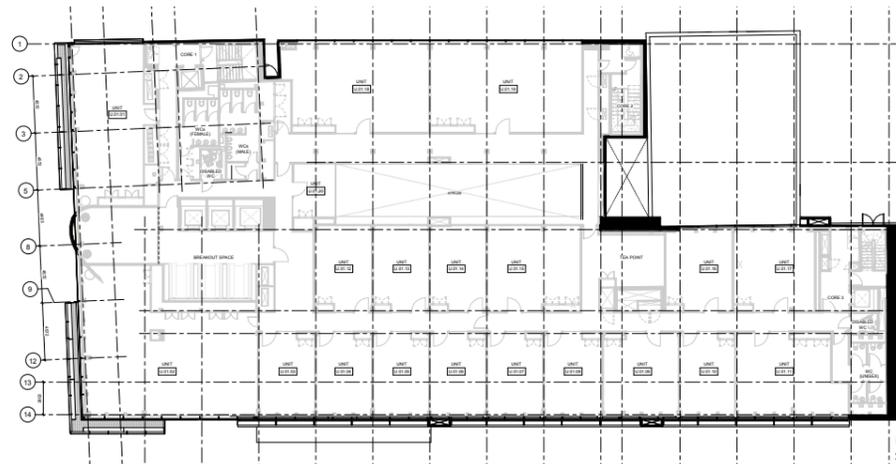


Fig. 9.2 - Consented First Floor Plan

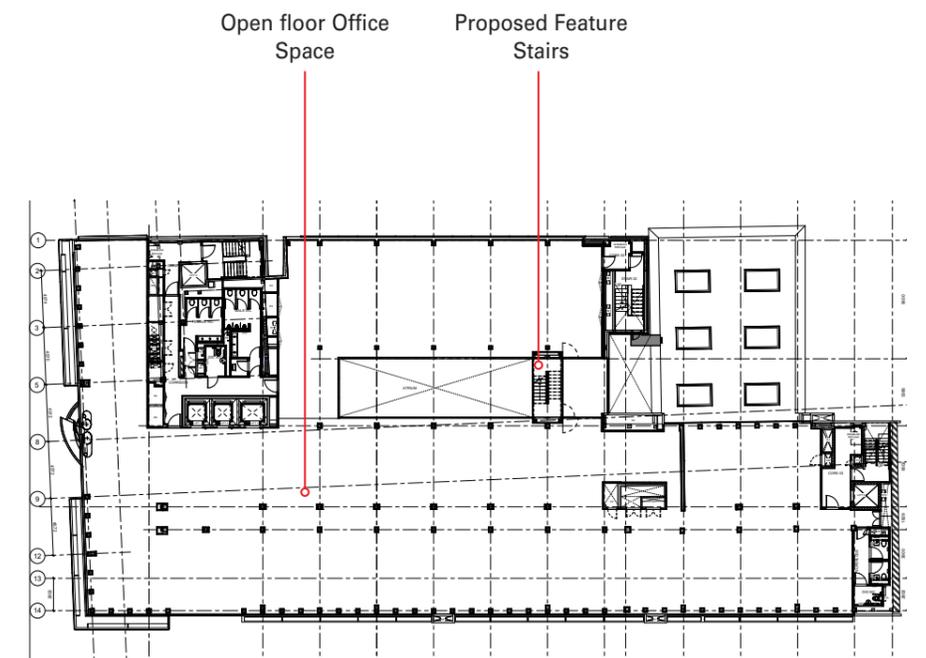


Fig. 9.4 - Proposed First Floor Plan

## 9.1 Cycle Storage

9.1.1 The proposed scheme revises the cycle store layout and provides a more efficient and compliant storage space.

9.1.2 The consented scheme proposed 2-tier cycle racks within the cycle store, however following a recent survey of the floor to ceiling heights in this area, there is not sufficient height to accommodate 2-tier racks within the existing cycle store. Therefore the proposals extend the cycle store to allow for the correct quantity of cycle racks.

9.1.3 Following the pre-application response letter we received from LBC ref: 2021/5867/PRE dated 14th March 2022 (see Appendix 11.3), we can confirm the following:

- The proposed scheme provides 143 long-stay cycle spaces for the building which does not include any vertical or semi-vertical cycle parking spaces.
- The high-density cycle racks allow the bicycle to be locked from both the front and rear.
- 5% of the total number of cycle spaces are allocated to non-standard cycles. These have been provided in the form of Sheffield stands that have additional width between stands and are located adjacent to the cycle store entrance. These will be clearly identified denoting they are for non-standard cycles.
- The entrance into the cycle store is level access. Internal ramps have been provided within the cycle store to accommodate the change in level within the existing building.
- The external door into the cycle store is a leaf and a half with a total width of 2m. This will have an external push button that will automatically open the door. There are no other internal doors that the cycles must traverse, however the openings in the existing internal walls are 1155mm wide.
- The cycle store is located within the building. The internal transfer distance from the cycle store to the main lifts is approx. 39m, and from the cycle store to the ground floor is approx. 34m.
- A drying room is provided within the cycle store and there are changing facilities with showers and lockers opposite the corridor from the cycle store at lower ground floor level.
- 10% of the office long-stay cycle spaces will be provided as foldable cycle lockers. These will be 3-tier cycle lockers providing provision for 15 cycles.

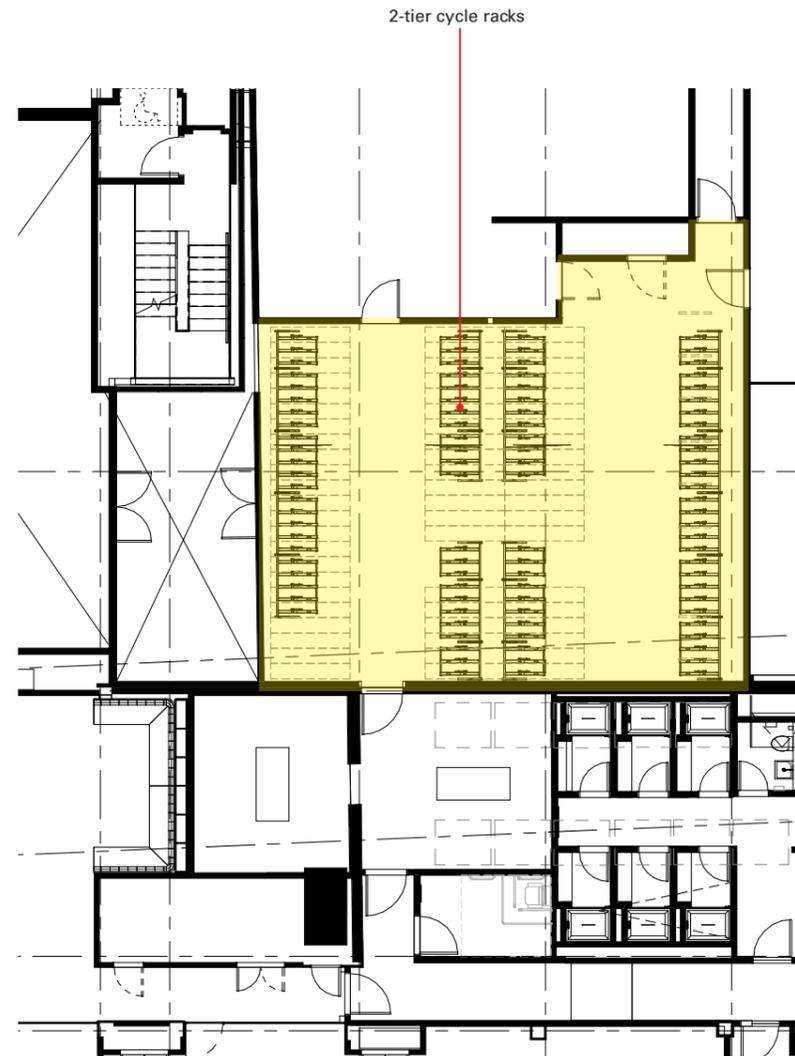


Fig. 9.5 - Consented Cycle Storage

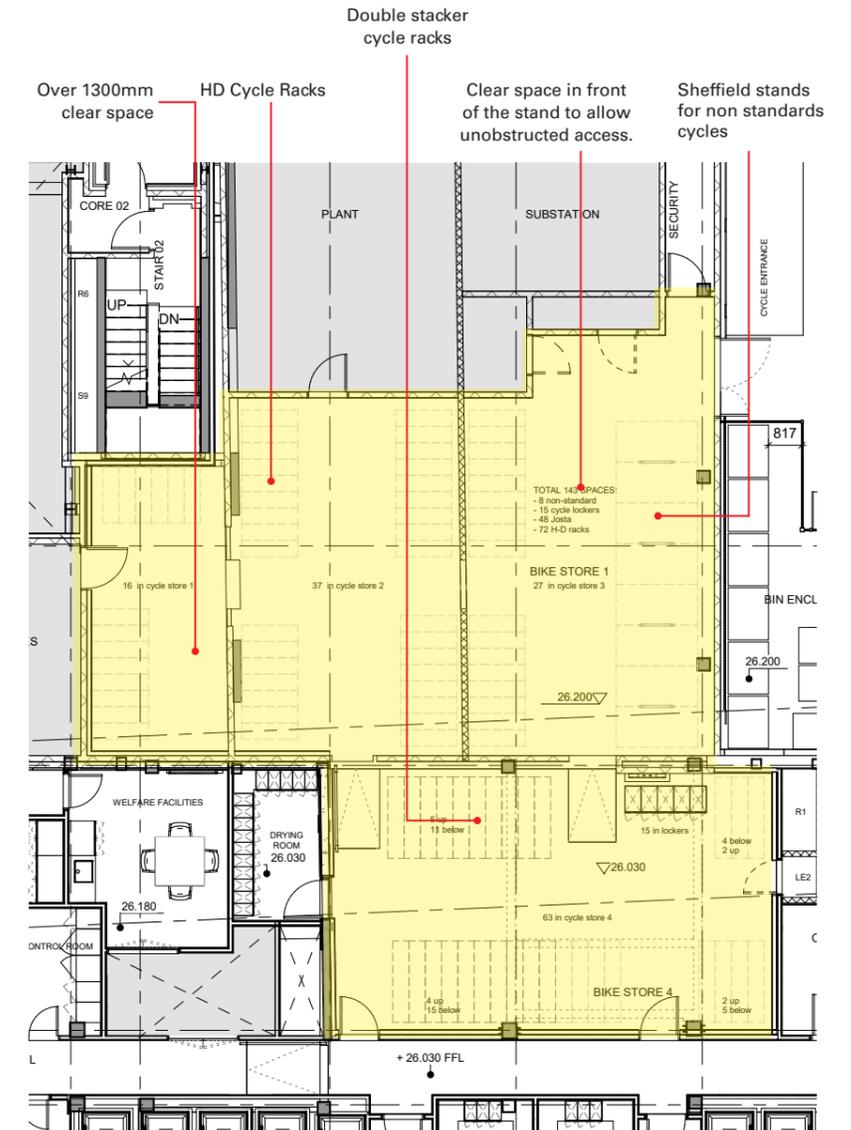


Fig. 9.6 - Proposed Cycle Storage

9.1.4 The total breakdown of long-stay cycle parking is as follows:

- 8 non-standard cycles using Sheffield stands
- 15 cycle lockers for foldable cycles
- 48 cycles using 2-tier Josta racks
- 72 cycles using the high density racks.

Total = 143



Fig. 9.7 - High Density Cycle Rack



Fig. 9.8 - Sheffield Stand



Fig. 9.9 - Foldable cycle lockers



Fig. 9.10 - 2-Tier Josta racks

## 10.0 Summary Areas

10.0.1 All projects located within the Central London Area must adhere to Policy H2. This policy ensures that when a development involves additional floorspace of more than 200sqm (GIA) at least 50% of this additional space must be self contained housing.

10.0.2 The consented scheme (ref: 2019/2198/P as amended by NMA ref. 2021/0056/P), did not trigger the affordable housing requirement and resulted in a 197 sqm uplift of GIA.

10.0.3 The proposed amendments result in an uplift of 200 sqm GIA compared to the existing building.

### Areas of GIA Reduction:

- Dropping the ground floor slab to the building entrance and to the corner office unit on Fitzroy Street. This will make the space below unusable as this will now be a structural zone.
- Introduction of atrium void at ground floor.

### Areas of GIA Increase:

- Lower Ground Floor void filled in with new slab.
- Previous recessed building entrance removed.
- 3rd and 4th floor Block B extension.
- Introduction of the feature stairs and bridges connection.
- Infill slab at level 6 behind bug.
- Extending lift car up to Block A roof terrace level.

10.0.4 The adjacent tables show a comparison between consented and proposed scheme. LBC's pre-application response re-confirms that affordable housing is not triggered as a result of the proposed amendments.

AREA SCHEDULE (all the figures are in sqm)			
FLOOR	AREA GAIN	AREA LOSS	UPLIFT
RF	7	-	
06	7	-	
05	-	-	
04	230	-	
03	198	-	
02	-	-	
01	-	-	
GF	45	180	
LGF	-	110	
<b>TOTAL</b>	<b>487</b>	<b>290</b>	<b>197</b>

Fig. 10.1 - Consented GIA Areas

AREA SCHEDULE (all the figures are in sqm)			
FLOOR	AREA GAIN	AREA LOSS	UPLIFT
RF	6	-	
06	3	-	
05	-	-	
04	313	-	
03	285	-	
02	17	6	
01	19	-	
GF	22	161	
LGF	29	327	
<b>TOTAL</b>	<b>694</b>	<b>494</b>	<b>200</b>

Fig. 10.2 - Proposed GIA Areas

## 11.0 Appendices

**11.1 Drawing issue sheet**

**Drawing issue and record sheet**

We enclose copies of the drawings listed below:

Project		13-17 Fitzroy Street			File ref	21063-														
					Sheet No															
PL Planning					Date of issue	13/05/22														
Drawing No	Drawing Title	Size	Scale	Revision																
21063-SQP-ZZ-ZZ-DR-A-PL100	Existing Site Plan	A1	1:1250	P01																
21063-SQP-ZZ-ZZ-DR-A-PL101	Existing Block Plan	A1	1:250	P01																
21063-SQP-ZZ-LG-DR-A-PL102	Existing LG Plan	A1	1:100	P01																
21063-SQP-ZZ-GF-DR-A-PL103	Existing GF Plan	A1	1:100	P01																
21063-SQP-ZZ-01-DR-A-PL104	Existing Level 01 Plan	A1	1:100	P01																
21063-SQP-ZZ-02-DR-A-PL105	Existing Level 02 Plan	A1	1:100	P01																
21063-SQP-ZZ-03-DR-A-PL106	Existing Level 03 Plan	A1	1:100	P01																
21063-SQP-ZZ-04-DR-A-PL107	Existing Level 04 Plan	A1	1:100	P01																
21063-SQP-ZZ-05-DR-A-PL108	Existing Level 05 Plan	A1	1:100	P01																
21063-SQP-ZZ-06-DR-A-PL109	Existing Level 06 Plan	A1	1:100	P01																
21063-SQP-ZZ-RF-DR-A-PL110	Existing RF Plan	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL201	Existing North Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL202	Existing South Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL203	Existing East Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL204	Existing West Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL301	Existing Section A-A	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL302	Existing Section B-B	A1	1:100	P01																
<i>Distribution (see key below)</i>					<i>Number of Copies</i>															
Role	Company	Contract Name																		
Client	DWS	A. Johnson	x																	
Client	DWS	A. Patel	x																	
Development Manager	M3 Consulting	M. Thomas	x																	
Development Manager	M3 Consulting	H. Santo	x																	
Development Manager	M3 Consulting	E. Ratcliffe	x																	
Structural Engineer	Arup	C. Irvine	x																	
MEP Engineer	Arup	K. Anatolitis	x																	
Planning Consultant	Lichfields	H. Whitney	x																	
Planning Consultant	Lichfields	loch-Hawkes	x																	
Cost Consultant	G&T	J. Higgins	x																	
Cost Consultant	G&T	S. Hughes	x																	
Prinicpal Designer	Orsa	E. Re	x																	
Fire Consultant	Arup	A. Elliott	x																	
<i>Issued by</i>					AM															
<i>Issue status</i>		Preliminary																		
		Planning			x															
		Tender																		
		Construction																		
		Information																		
<i>Purpose of issue</i>					<i>Planning Issue</i>															

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					Sheet No															
PL Planning					Date of issue	13/05/22														
Drawing No	Drawing Title	Size	Scale	Revision																
21063-SQP-ZZ-ZZ-DR-A-PL111	Proposed Site Plan	A1	1:1250	P01																
21063-SQP-ZZ-ZZ-DR-A-PL112	Proposed Block Plan	A1	1:250	P01																
21063-SQP-ZZ-LG-DR-A-PL113	Proposed LG Plan	A1	1:100	P01																
21063-SQP-ZZ-GF-DR-A-PL114	Proposed GF Plan	A1	1:100	P01																
21063-SQP-ZZ-01-DR-A-PL115	Proposed Level 01 Plan	A1	1:100	P01																
21063-SQP-ZZ-02-DR-A-PL116	Proposed Level 02 Plan	A1	1:100	P01																
21063-SQP-ZZ-03-DR-A-PL117	Proposed Level 03 Plan	A1	1:100	P01																
21063-SQP-ZZ-04-DR-A-PL118	Proposed Level 04 Plan	A1	1:100	P01																
21063-SQP-ZZ-05-DR-A-PL119	Proposed Level 05 Plan	A1	1:100	P01																
21063-SQP-ZZ-06-DR-A-PL120	Proposed Level 06 Plan	A1	1:100	P01																
21063-SQP-ZZ-RF-DR-A-PL121	Proposed RF Plan	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL211	Proposed North Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL212	Proposed South Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL213	Proposed East Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL214	Proposed West Elevation	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL311	Proposed Section A-A	A1	1:100	P01																
21063-SQP-ZZ-ZZ-DR-A-PL312	Proposed Section B-B	A1	1:100	P01																
<i>Distribution (see key below)</i>					<i>Number of Copies</i>															
Role	Company	Contract Name																		
Client	DWS	A. Johnson	x																	
Client	DWS	A. Patel	x																	
Development Manager	M3 Consulting	M. Thomas	x																	
Development Manager	M3 Consulting	H. Santo	x																	
Development Manager	M3 Consulting	E. Ratcliffe	x																	
Structural Engineer	Arup	C. Irvine	x																	
MEP Engineer	Arup	K. Anatolitis	x																	
Planning Consultant	Lichfields	H. Whitney	x																	
Planning Consultant	Lichfields	loch-Hawkes	x																	
Cost Consultant	G&T	J. Higgins	x																	
Cost Consultant	G&T	S. Hughes	x																	
Prinicpal Designer	Orsa	E. Re	x																	
Fire Consultant	Arup	A. Elliott	x																	
<i>Issued by</i>					AM															
<i>Issue status</i>		Preliminary																		
		Planning			x															
		Tender																		
		Construction																		
		Information																		
<i>Purpose of issue</i>					<i>Planning Issue</i>															

## 11.2 Certified views













**11.3 LB Camden pre-application response letter**

**Date: 14/03/2022**  
**Our ref: 2021/5867/PRE**  
**Contact: Jaspreet Chana**  
**Direct line: 020 7974 1544**  
**Email: Jaspreet.Chana@camden.gov.uk**

Rosie Williams  
 The Minister Building  
 21 Mincing Lane  
 London  
 EC3R 7AG  
 By email

Dear Ms Williams,

**Re: 13-17 Fitzroy Street, London, W1T 4BQ**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 30/11/2021 and for attending the meeting on 03/02/22.

#### 1. Drawings and documents

Pre-planning application email with information dated November 2021. Updated pre-app pack received 14/02/2021.

#### 2. Site description

The application site comprises an 8 storey office building which is located to the top side of Charlotte Street. The building was sold to Workspace Group from Arup and has now been purchased by DWS Group in September 2021 with a view to provide high quality flexible office space for multiple tenants. The site is not listed nor located in a conservation area.

#### 3. Background

Planning permission was granted for '*Construction of a two storey rooftop extension to Block B to create additional office (Class B1) floorspace, reconfiguration and alterations to the existing main entrance, atrium and external facade, creation of roof terrace and replacement of rooftop plant*', in July 2020.

Following this permission a NMA application was submitted and granted for '*Non-material amendments to planning permission ref: 2019/2198/P for 'changes at roof level incorporating revised terrace entrance and rationalisation and replacement of rooftop plant*', in September 2021.

#### 4. Proposal

This pre-application intends to amend the previously granted scheme above by proposing the following changes:



**Planning Solutions Team**  
**Planning and Regeneration**  
 Culture & Environment  
 Directorate  
 London Borough of Camden  
 2<sup>nd</sup> Floor  
 5 Pancras Square  
 London  
 N1C 4AG

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

- Ground floor façade amendment on the junction of Fitzroy Street and Howland Street, to insert a new entrance to the office unit. Internally the slab to this unit will be lowered to facilitate this
- Relocation of the green roof from Block B extension onto Block C roof. Block B proposes a new terrace to be used by office tenant
- Change in colour of the existing external metal ductwork, including the large 'bug' feature on Howland Street elevation from green to grey
- Revision to the Block A plant enclosure
- Internal improvements

#### 5. Relevant planning history

2005/0776/P – The installation of a canopy adjacent to lower ground floor loading bay – Granted on 20/04/2005.

2018/2374/PRE - General refurbishment of the existing building and services, alteration to the ground floor and entrances to deliver level access and greater animation, additional B1 commercial floor space to the rear of the building linked around the existing atrium and roof top amenity space – Advice issued – 26/09/2018.

2019/2198/P - Construction of a two storey rooftop extension to Block B to create additional office (Class B1) floorspace, reconfiguration and alterations to the existing main entrance, atrium and external facade, creation of roof terrace and replacement of rooftop plant – Granted – 10/07/2020.

2021/0056/P - Non-material amendments to planning permission ref: 2019/2198/P dated 10/07/2020 for 'Construction of a two storey rooftop extension to Block B to create additional B1 floorspace', comprising reconfiguration of the existing main entrance and atrium, external facade alterations, changes at roof level incorporating revised terrace entrance and rationalisation and replacement of rooftop plant – Granted – 01/09/2021.

#### 6. Relevant policies and guidance

National Planning Policy Framework 2021

The London Plan 2021

##### Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy H2 Maximising the supply of self-contained housing from mixed-use schemes

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy D1 Design

Policy C5 Safety and security

Policy C6 Access for all

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy CC1 Climate change mitigation  
 Policy CC2 Adapting to climate change  
 Policy CC3 Water and flooding  
 Policy T1 Prioritising walking, cycling and public transport  
 Policy T2 Parking and car-free development  
 Policy T4 Sustainable movement of goods and materials

### Camden Planning Guidance

CPG Design  
 CPG Sustainability  
 CPG Amenity  
 CPG Transport  
 CPG Planning obligations  
 CPG Biodiversity

Fitzrovia Area Action Plan (March 2013)

## 7. Assessment

The principle planning considerations are considered to be the following:

Land use – mixed use policy, increase of office floor space  
 Design  
 Amenity  
 Sustainable design and Construction  
 Transport  
 Conclusion  
 Planning application information

## 8. Land Use

### Mixed use policy

The Council requires a mix of uses within development where appropriate, including a contribution towards the supply of housing, in order to facilitate sustainable development and reduce the need to travel between homes, services and jobs. Policy H2 applies to all proposals for new build non-residential development and extensions involving a significant floorspace increase. It specifically seeks provision of self-contained houses and flats (Use Class C3) rather than other forms of housing, in line with the priority land-use of the Plan as set out in "Policy H1 Maximising housing supply".

In this instance, as the development is within the Central London Area and more than 200 sqm (GIA) additional floorspace is proposed, the Council would require up to 50% of all additional floorspace to be self-contained housing, subject to the following considerations:

- a. the character of the development, the site and the area;
- b. site size, and any constraints on developing the site for a mix of uses;

- c. whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and
- d. whether the development is publicly funded or serves a public purpose.

In considering whether housing should be provided on site and the most appropriate mix of housing and other uses, the Council will take into account criteria (a) to (e) and the following additional criteria:

- e. the need to add to community safety by providing an active street frontage and natural surveillance;
- f. the extent of any additional floorspace needed for an existing user;
- g. the impact of a mix of uses on the efficiency and overall quantum of development;
- h. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
- i. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

The Council's overall approach to growth and development as set out in Policy G1 (Delivery and Location of Growth) is to focus growth in the most suitable and highly accessible locations, including Camden Town Centre. Policy G1 states that the Council will promote the most efficient use of land and buildings in Camden by, among other things, seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy E1 states that the Council will direct new office development to the growth areas, Central London and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031. The council will support Camden's industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 "Employment premises and sites".

### Summary of assessment:

- Amendments to the proposed scheme from previous permission involve a gross floorspace gain of 715 sqm, the reconfigured lower ground floor, first and second floors and lowered entrance level will result in the loss of 515 sqm. Due to the proposed extension there will be an overall uplift of B1 office floorspace of 200 sqm. Given this the proposal would not exceed the threshold set out in Policy H2 of the Camden Local Plan and so the requirement for residential provision is not triggered.
- Policy E1 states that the Council will direct new office development to the growth areas, Central London and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031. The council will support Camden's industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 "Employment premises and sites".

- The proposed development results in the creation of 715 sqm of new office floor space. Given the existing office use at this site and its location within the highly accessible Central London Area, the additional office floorspace is welcomed. The Council's preference is for new office space to secure small and medium sized enterprises in line with the policy aims of G1 and E2, with provision for a variety of business sizes with flexible rates, etc. This should be explored as part of the full planning application.

## 9. Design

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.

Camden's Development Policies Document is supported by CPG (Design).

### Façade materiality improvements

- The existing green coloured ducting on Fitzroy Street and the 'bug' on Howland Street is proposed to be altered internally as it currently contains combustible material inside and is to be replaced with non-combustible materials. Some repair works may also be needed to some parts of the existing ductwork cladding. Following this the existing green ducting on the building and surround is proposed to be painted/sprayed to a grey colour.
- Following discussions with senior officer's in regards to the colour change, although it was once an iconic statement taking inspiration from the surrounding area and the BT tower, the surrounding context has now changed and new owners have taken over the site, so some discretion is required here. In addition to this after checking the permitted development rights for office buildings it is considered the façade of a building can be painted without the need for planning consent therefore planning permission would not be required for the colour change and so this alteration would be welcomed.
- Although these works won't require permission we would still suggest to include them within the new submitted planning application so that all works are applied for together.

### Rear extensions on block B and alterations to block C

- Blocks B and C are located to the rear of the site and are both to be altered, block B will be extended by two storeys and Block C will incorporate a green roof and rooflights.
- The extension to block B has already been approved under the recent planning permission the addition of a new terrace to this extension and the alteration to the windows are new alterations. The use of the terrace would be for informal meetings and breakout space for the office tenants. Given the extensions location contained

within the footprint of the existing block and the terrace set in on the roof of the new two storey extension. It would be set away from neighbouring properties. The existing building surrounds this terrace and therefore it is not expected to cause any adverse impacts in regards to overlooking or loss of privacy.

- The black vertical cladding and recessed windows are considered an improvement to the pre-app meeting scheme and therefore would be welcomed.
- Block C would have its internal arrangement reconfigured, the block would retain its existing cladding and massing. It would introduce a new green roof and would reinstate 6 rooflights and lastly the lower ground floor louvres onto Cleveland Mews are to be replaced. These alterations appear fairly minor and would therefore be acceptable. A condition would be imposed on the planning permission for more detail on the green roof.

### Additional front entrance alteration

- A new entrance door would be inserted to the ground floor façade along the junction of Fitzroy Street and Howland Street. Internally the slab to this unit will be lowered to facilitate this and large glazed windows would be added with new entrance doors. This new change is welcomed as it would create an active frontage which would be in character with the subject building and the surrounding area. Given the internal slab drop and alteration to the front lightwell, we would consult our transport structural team to see if an AIP (approval in principle) is not required in regards to safeguarding the front footpath of the site.

### Internal alterations

There are some minor internal amendments proposed, this would involve:

- Changing of the internal layout from small individual offices to open floor plates for a more flexible approach.
- Addition of a feature stair in the central atrium to connect all the office floors.
- Addition of a bridge connection across the floor plates on levels 3 and 4, this is to improve circulation of the floors.
- Minor layout alterations on the lower ground floor as a result of the increased cycle storey size.
- Given that these amendments are internal it is not considered they would require planning permission.

### Rooftop plant

- Revisions are proposed to Block A's plant enclosure. The consented scheme has plant enclosures on top of Block A, this proposal wants to revise the size of the plant enclosure to follow the new plant equipment now required for the amended building. More information would be required on this, detail on size, form, design and scale of the new plant equipment.
- Also the noise assessment would need to be re-done to see if the noise impact would not be increased. The noise impact assessment must demonstrate that the new plant

would comply with Camden's noise standards (policy A4) which state that the external noise level emitted from plant, machinery or equipment shall be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises (with all machinery operating together at maximum capacity).

- If this is not achievable, then the Council would expect suitable noise attenuation measures to reduce the noise levels of the proposed plant. Details of any necessary mitigation measures should also be supplied with the full planning application.
- The Council would support the plant equipment/rooms to be consolidated to reduce the amount of visible rooftop plant. The Council would seek to prevent future creep of plant on the roof of the building. Please ensure that the design of the plant enclosure is integrated within the architecture of the building envelope as that would avoid any bulky mass added to the roof where they would be seen from prominent views.
- Queries were raised previously in regards to the plant rooms on the roof whether they should be included as gross area. Referring to the RICS measurement standard, plant rooms would be included if housed in a permanent covered structure – the list of items measured for GIA includes: *"Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level"*. Therefore if the plant rooms are permanently fixed to the roof then they should be included within the GIA. However it appears that the plant room would not be within an enclosure but more detail is needed on this when the revised application is submitted.

## 10. Amenity

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.

- The proposed extension block b (two storey) to block B has already been approved, it would be extending on top of the current footprint of those blocks. The extensions size and scale would match the existing and would be facing towards The BT Tower and Building which is not residential and consists of offices. The extensions would be enclosed to the rear of the site and would be set down in height compared to the adjacent buildings.
- The new extension/new terrace would only be seen through long views of Cleveland Mews which is a narrow road between the subject site and the BT Tower Building. Therefore it is considered that no detrimental harm would be caused to the neighbouring properties. However due to the density of the development and nature of the surrounding buildings we would require a sunlight and daylight assessment which would justify any potential impacts to loss of light to the adjacent buildings.
- The replacement plant equipment would require the submission of a Noise Impact Assessment as detailed above to ensure that it would not result in disturbances to local residents/occupiers.

## 11. Sustainable design and Construction

The Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

All developments involving five or more dwellings and/or more than 500 sqm of (gross internal) any floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction and to demonstrate how climate change adaptation measures have been incorporated in a Sustainability Statement.

The proposed development would result in an increase of 715sqm of new floor space, involving reconfiguration of the existing building rather than demolition and rebuild, as the new floor space proposed would be above the 500sqm threshold an energy statement and sustainability statement will be required and should be submitted with any future application.

Policy CC1 states that the Council will require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy; support and encourage sensitive energy efficiency improvements to existing buildings; and expect all developments to optimise resource efficiency. We will expect all developments, whether for refurbishment or redevelopment, to optimise resource efficiency by:

- reducing waste;
- reducing energy and water use during construction;
- minimising materials required;
- using materials with low embodied carbon content; and
- enabling low energy and water demands once the building is in use.

Policy CC3 seeks to ensure that development does not increase flood risk by requiring development to incorporate water efficiency measures and utilise Sustainable Drainage Systems (SuDS). Refurbishments and other non-domestic development will be expected to meet BREEAM water efficiency credits.

## 12. Transport

### Management of Construction Impacts on the Public Highway in the local area

The highways officers have the following comments:

- We do not support vertical or semi-vertical cycle parking spaces as they are not accessible to all users and do not provide sufficient locking capabilities (i.e. enable the frame and both wheels to be locked to the stand/rack). The high density cycle racks may be acceptable as 50% of the spaces do not require lifting. The back wheel can be locked, but we are not sure about the front wheel. It needs to be clarified if the front wheels can be locked to this type of rack.

- Long-stay cycle spaces should be separated from short-stay due to security concerns.
- 5% of the total number of cycle parking facilities should be allocated to non-standard cycles according to the London Plan and London Cycling Design Standards. These non-standard cycle parking spaces must be clearly signposted and/or identified with ground markings denoting they are for non-standard cycles.
- Route to cycle parking must be step free and well signposted. The route should be shown on the plans.
- Should be within 50 metres of the building entrance.
- Supporting facilities such as lockers, changing facilities, a drying room and showers are recommended.
- All doors to the cycle parking area should be automated by a push button or pressure pad.
- External door width should be at least 2 metres and the internal door width should be at least 1.2 metres.

#### Summary of Section 106 Planning Obligations

- Condition securing the provision of 142 long-stay cycle parking spaces, including 5% of non-standard cycle parking spaces
- Condition securing the provision of short-stay cycle parking spaces, these need to be confirmed.
- Strategic (Workplace) Level Travel Plan and associated monitoring and measures contribution of £9,850 (£10,323 from April 2022 onwards)
- Construction Management Plan and associated Implementation Support Contribution of £9,456
- Construction Impact Bond of £15,000
- Highways contribution of £22,273

### 13. Conclusion

This amended scheme is generally considered to be acceptable subject to complying with the above comments and providing additional information where stated. A minor material amendment application is recommended to be submitted to vary the previous approved plans condition.

The success of the proposal will rely heavily on the detailed design of the proposals and various details highlighted above, so it is expected that the following information is submitted as part of the application submission rather than being left to condition:

Detailed drawings/samples:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Plan, elevation and section drawings of proposed balustrades at a scale of 1:20.
- c) Samples and manufacturer's details of all new materials.
- d) Plan, elevation and section drawings of the proposed plant screen at a scale of 1:20.

Details, layouts and manufacturer specifications for cycle parking.

Detailed drawings and manufacturer specifications of the plant and machinery and any necessary noise mitigation measures.

Full details in respect of the terrace to include floor plans and elevations.

### 14. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full planning/Minor material amendment application.
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'.
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'.
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'.
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'.
- Design and access statement including verified views.
- Daylight and Sunlight Report
- Planning statement.
- Noise impact assessment.
- Energy Statement
- Sustainability Statement
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 23 days from the consultation start date for responses to be received.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact **Jaspreet Chana** on the above phone number.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

**Jaspreet Chana**

Senior Planning Officer  
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