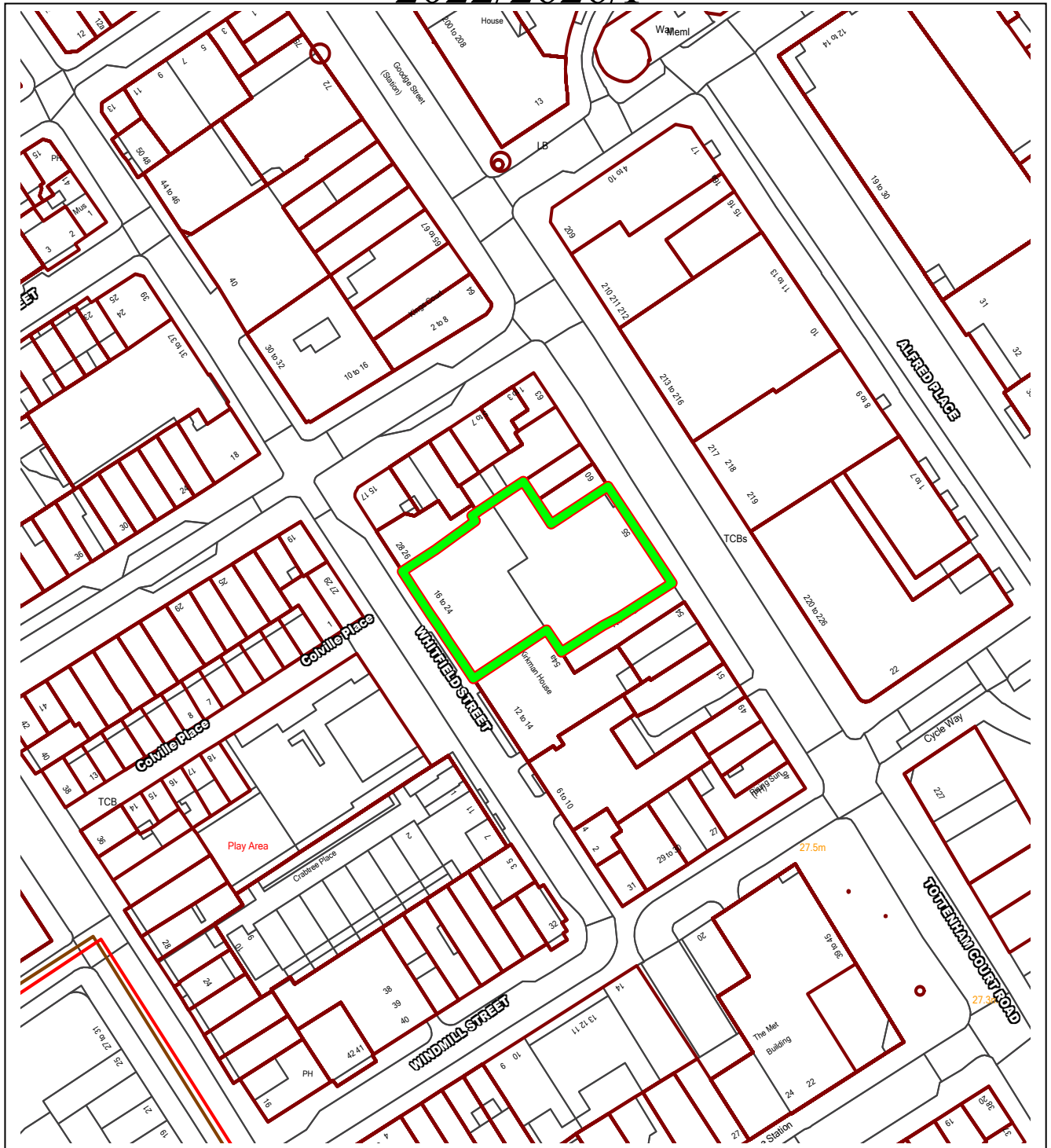


# Central London Police Station

## 2022/2626/P

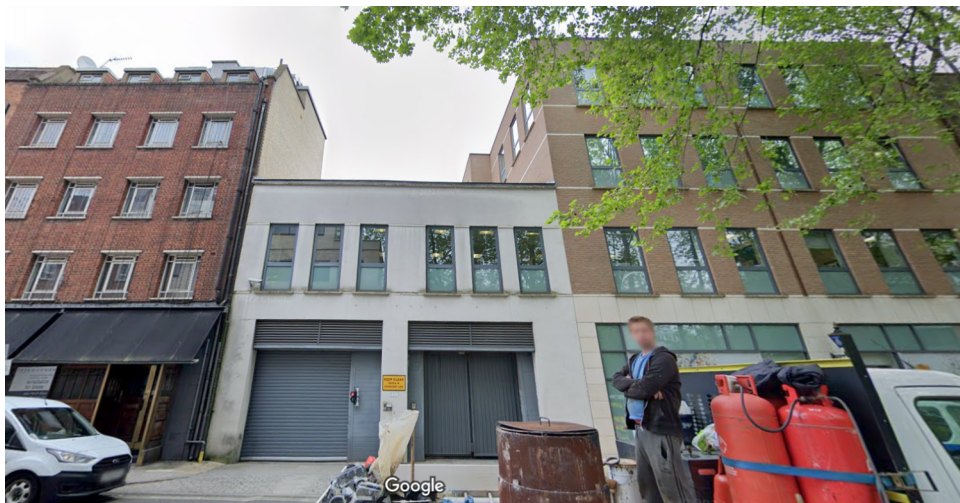


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## Site Photographs



1. Aerial view



2. Front elevation Whitfield Street





3. Whitfield Street



4. View from Tottenham Court Road



5. Proposed roof extensions at 3<sup>rd</sup> and fourth floor and terraces



6. View from Crabtree Fields park

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/08/2022
		N/A		<b>Consultation Expiry Date:</b>	24/07/2022
<b>Officer</b>				<b>Application Number(s)</b>	
Josh Lawlor				2022/2626/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
Central London Police Station 16 - 24 Whitfield Street London W1T 2RA				See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Extensions at second floor and fourth floor levels to provide commercial (Class E) floorspace, new external plant area and external amenity areas at third and fourth. Alterations to Tottenham Court Road elevation involve installation of double-glazed aluminium windows and grey aluminium panels at first floor following the removal of ventilation grills. Removal of existing plant room at fourth floor level and associated alterations.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission subject to a S106 Legal Agreement			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
Summary of consultation responses:	Site notices were displayed on the 24/06/2022 (expiring 18/07/2022). The application was also publicised in the local press from the 30/06/2022 (expiring 24/07/2022)  No comments or objections were received					
Charlotte Street CAAC	Charlotte Street CAAC were consulted and no comments were received					
Charlotte Street Residents Association	<p><b>The Charlotte Street Residents Association has objected on the following grounds:</b></p> <p>1 - The increase from two above ground storeys to three above ground storeys would have a negative impact on the Crabtree Fields public open space, and the setting of 18th Colville Place pedestrian only street. Adding a storey would create a sense of enclosure / reduction of the area of sky visible from the park</p> <p>2 - Private amenity space at the lower level. No amenity space should be allowed because of close proximity of many residents.</p> <p>2 - Private amenity spaces at upper level. While the amenity space is welcomed the hours of use do need to be restricted by condition to avoid noise nuisance to nearby residents. The use of the amenity space should be restricted to 9am to 6:30pm Monday to Friday which is considered acceptable. It should not be used at any time on weekends or on public holidays.</p> <p>3 - Site Notice. There is still no notice in the only place it is likely to be seen by users of the Park and residents of Colville Place. The lamppost at junction of Colville and Whitfield.</p> <p>Officer Response to pints 1-3 above:</p> <ol style="list-style-type: none"><li>1. The loss of sky visible from the park is not significant. There would not be a sense of enclosure created as a three-storey elevation is relatively low compared with the immediate context. The setting of Coville Place would not be impacted. See design and heritage sections for further response</li><li>2. The terraces are not in close proximity to neighbouring residents as the terrace adjoins a blank gable and the terrace is conditioned to only be used during working hours.</li><li>3. Notices were displayed on Tottenham Court Road, Goodge Street and Whitfield Street. The notice for Whitfield Street was displayed near the entrance from the Police Station, Opposite the Crabtree. Officers are satisfied that the development has been subject to public consultation in line with the Council's statement of community involvement.</li></ol>					

## Site Description

The site is between the west side of Tottenham Court Road (TCR) and the east side of Whitfield Street. The existing building is in a mixed-use comprising a retail unit (Class E) in the basement, ground and part of the first floor onto TCR and a police station and divisional headquarters offices occupied by the British Transport Police (BTP) (sui generis) in the basement, ground and first to third floors onto Whitfield Street. The police station element is on the ground floor and parts of the basement are linked to the ground floor police station use (eg dog kennels, part plant, part car parking). The basement and upper floors comprise parking, offices and other ancillary office areas.

The police station element is self-contained and can be accessed by the public from Whitfield Street. It has public reception, interview rooms, cells. There is a covered plant room and an extensive basement car park for 13 car spaces plus police dog kennels, plant and ancillary storage areas. The police divisional headquarter offices are accessed from the public highway via an entrance.

The site is in the Charlotte Street Conservation Area and the Central London Area (i.e. Central Activities Zone).

As stated above planning permission for the change of use to commercial Class E is granted subject to a S106

## Relevant History

**Ref. PS9904472/R3** Redevelopment of the site to form a mixed use development with a British Transport Police Station and headquarters building on basement, ground and first to third floors (both sui generis use) with pedestrian and vehicle entrances on Whitfield Street, together with Class A1 retail use on the basement, ground and first floors of the Tottenham Court Road frontage, with plant on the first and fourth floors, as shown by drawing numbers [as listed] and all documents and letters listed in the Schedule of documentation dated 24 February 2000. **Granted November 2000**

**Ref. 2022/0568/P** Change of use of existing British Transport Police station and offices (Sui Generis) to Offices within Use Class E(g)(i) including removal of basement car parking, ramp and vehicle dock. **Planning Committee made a resolution to grant on 07/07/2022 and is now awaiting the S106 Agreement to be finalised**

## Relevant policies

### National Planning Policy Framework 2021

#### The London Plan 2021

#### Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- CC4 Air quality
- CC5 Waste
- D1 Design
- D2 Heritage
- E1 Economic development
- E2 Employment sites and business premises
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T3 Transport Infrastructure
- T4 Sustainable movement of goods and materials

#### Camden Planning Guidance (CPG):

- CPG Amenity (2021)

- CPG Transport (2021)
- CPG Design (2021)
- CPG Employment sites and business premises (2021)
- CPG Developer contributions 2019
- CPG Energy efficiency and adaptation 2021

## **Charlotte Street Conservation Area appraisal and management strategy**

### **Assessment**

#### **1. The proposal and background**

- 1.1. Planning permission is sought for extensions at second floor and fourth floor levels including a new external plant area and external amenity areas on third and fourth (for commercial use). The existing plant room at the fourth-floor level would be removed and reconsolidated as part of the new external plant area. There would also be alterations to the Tottenham Court Road elevation, specifically the removal of ventilation grills on first floor and their replacement with double-glazed aluminium windows and grey aluminium panels and associated alterations.
- 1.2. Ref. 2022/0568/P (scheme A) for the Change of use of existing British Transport Police station (Sui Generis) to Offices within Use Class E including removal of basement car parking, ramp and vehicle dock was granted at the July 2022 committee subject to the S106 Agreement being signed. This current application (scheme B) is in conjunction with Scheme A.
- 1.3. The extensions would provide a total proposed uplift just below 200 sqm and therefore there is no requirement for the provision of on-site housing as part of the mix of uses under policy H2.

#### **2. Revisions**

- 2.1. During the lifetime of this application the following revision was received:
  - The third-floor balustrades were set in from the rood edges by 1.5m so that they would not be visible from the street and therefore would preserve the parapet line. It is noted that the design of the scheme was negotiated during a pre-application advice process.
  - There was an update to the ground floor plan to include 40sqm of additional affordable workspace beyond what is provided under scheme A

#### **3. Assessment**

- 3.1. The principal considerations material to the determination of this application are as follows:
  - Land Use
  - The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
  - The effects on the residential amenities of neighbouring occupiers (Residential Amenity)
  - Transport considerations

#### **4. Land Use**

- 4.1. Policy (E2(f)) requires the inclusion of "floorspace suitable for start-ups, small and medium-sized enterprises, such as managed affordable workspace where viable". Para 5.40 of the Local Plan states "where premises or sites are suitable for continued business use, the Council will consider higher intensity redevelopment schemes which improve functional efficiency, maintain or, preferably, increase the amount of employment floorspace and number of jobs and provide other priority uses".
- 4.2. CPG employment sites and business premises (January 2021) states that the Council will seek to secure an element of affordable SME workspace from large scale employment developments with a floorspace of 1,000 sqm (GIA) or more. Paragraph 37 of the CPG defines affordability as 20% of



floorspace at 50% of market values. Paragraph 38 of the CPG states that the Council will also consider alternative suggestions for providing affordable workspace.

- 4.3. The police divisional headquarter offices are over first to third-floor levels and are accessed from the public highway via an entrance. Therefore from the first to the third floor, the use is very similar to a conventional Class E office space.
- 4.4. For scheme A the applicant offered 20% of the former police station area at ground and basement as affordable workspace (AW). The total proposed GIA of the ground floor and basement is 1077 sq m and 20% of this is 215 sq m. This application (scheme B) provides 200sqm of additional office space which needs to be factored into the affordable workspace calculation. This provides a requirement for a 40sqm more affordable workspace over the 215sqm already secured. The applicant has provided an updated ground floorplan showing 255sqm of affordable workspace.
- 4.5. This area is delineated at ground level and allocated as AW at 50% of the open market rent. This will be provided for 10 years and the space will be provided to the same level of finish as the rest of the building. This space could be accessed from the street directly and perhaps provided as hot desking for startups and the community with a street presence.
- 4.6. The provision of affordable workspace ensures the aspirations of Policy E2 are achieved. Policy E2 places an emphasis on using planning obligations to secure an element of affordable workspace from employment developments of this kind. Therefore, measures to secure the affordability of the space and the terms of how it is offered to the end-user businesses would be secured via a legal agreement head of term titled 'Affordable Workspace'.

## **5. Design and Heritage**

- 5.1. Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.
- 5.2. The second floor extension on Whitfield Street would infill a gap between the neighbouring building. This gap is not of importance in townscape terms and the principle of infilling it is considered acceptable. The extension would be clad in white render to match the lower floors and use double-glazed aluminium windows. There would be a stone capping at the new parapet level and a setback amenity area on this new third floor flat roof. The setback from the Whitfield Street elevation preserves a clean parapet line.
- 5.3. The existing plant room at fourth floor level would be removed and replaced with an extension to provide additional office space, an amenity area and a consolidated external plant area behind a 2.5m acoustic screen. The extension and acoustic screens are set back from the roof edges to not be visible from the surrounding streets and the applicant has provided 3D views of the extension to demonstrate this. There would be some limited visibility in long views from Crabtree Fields, but this is considered acceptable as it wouldn't cause demonstrable harm to the surrounding area by increasing the prominence of the building in the street. The lift overrun would also not be visible along Tottenham Court Road due to its location away from the roof edges.
- 5.4. The ventilation grills on first floor would be replaced with double-glazed aluminium windows and grey aluminium panels to match the existing second floor level. This would improve the appearance of the front elevation as it would create a more cohesive design.
- 5.5. The fourth-floor and third floor amenity spaces fronting Whitfield Street is set back from the parapet and is acceptable in terms of size and location.
- 5.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and

## **6. Residential Amenity**

- 6.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 6.2. The extension would have no demonstrable impact on neighbouring residential amenities. Due to its location, it would not obstruct light to neighbouring windows. The fourth-floor terrace faces Crabtree Fields and would therefore not result in overlooking issues. The third-floor terrace would face onto the gable wall of no. 26-28 Whitfield Street to the northwest and any overlooking of the property across Whitfield street is considered acceptable given that the separation distance of the street. The terrace at 3<sup>rd</sup> floor is only permitted from 9 am to 7pm pm Monday to Friday and the 4<sup>th</sup> floor terrace from 9 am to 8pm pm Monday to Friday.
- 6.3. The applicant has submitted a noise report which confirms that the new and consolidated external plant would comply with the council's adopted noise criteria. A condition is imposed to require that noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement.
- 6.4. The proposal would not give rise to an adverse impact on neighbouring residential amenities.

## **7. Transport**

- 7.1. Due to the construction works and that the site sits within a conservation area in central London, to minimize the impact on the highway infrastructure and neighbouring community a construction management plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and neighbouring community. A CMP implementation support contribution of £3,920 and a Construction Impact Bond of £7,500 is secured as section 106 planning obligations in accordance with Policy A1. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site.
- 7.2. For the office extension of approximately 200sqm, 3 long-stay and 1 short-stay cycle parking spaces would be required in addition to the scheme A development. This is a total of 55 long-stay and 9 short-stay cycle parking spaces across both phases. The plan suggests that 58 long-stay cycle parking spaces would be provided at the basement level, which would be sufficient. For the 1 short-stay cycle parking space this would be secured as part of the phase one application. Their installation will be secured by condition.

## **8. Conclusion**

- 8.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity and the local highway network. The development is deemed consistent with the objectives and policies identified above. As such, the proposal is in general accordance with policies E1, E2, D1, D2, T1, T2, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

## **7. Recommendation**

- 10.1 Grant planning permission subject to a S106 agreement.

## **8. Planning Obligations**

- 8.1 A section S106 is required with the following heads of terms:

- A financial contribution of £255 for one short stay cycle space
- Construction Management Plan and associated Implementation Support Contribution of £3,920
- Construction Impact Bond of £7,500

- Affordable workspace at ground floor (255 sqm)

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd August 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/2626/P  
Contact:  
Tel: 020 7974  
Date: 16 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Alan Cook Consultancy  
22 Eaton Row  
London  
SW1W 0JA

Dear Sir/Madam

**DRAFT**  
**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:  
**Central London Police Station**  
**16 - 24 Whitfield Street**  
**London**  
**W1T 2RA**

### **Proposal:**

**DECISION**  
Extensions at second floor and fourth floor levels to provide commercial (Class E) floorspace, new external plant area and external amenity areas at third and fourth. Alterations to Tottenham Court Road elevation involve installation of double-glazed aluminium windows and grey aluminium panels at first floor following the removal of ventilation grills. Removal of existing plant room at fourth floor level and associated alterations.

Drawing Nos: L761-P(0)435(1), L761-P(0)434(1), L761-P(0)433C, L761-P(0)432(1), L761-P(0)431(2), L761-P(0)430(1), L761-P(0)429(1), L761-P(0)425(2), L761-P(0)424(2), L761-P(0)423(2), L761-P(0)422(2), L761-P(0)421(2), L761-P(0)420(2), L761-P(0)307(2), L761-P(0)306C, L761-P(0)305(2), L761-P(0)301(2), L761-P(0)300(2), L761-P(0)104B, L761-P(0)103B, L761-P(0) 102C, L761-P(0)101B, L761-P(0)110A, L 761-P(0) 327C, L 761-P(0) 328C, L 761-P(0) 316C, L 761-P(0) 325C

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 and supporting documents:

L761-P(0)435(1), L761-P(0)434(1), L761-P(0)433C, L761-P(0)432(1), L761-P(0)431(2), L761-P(0)430(1), L761-P(0)429(1), L761-P(0)425(2), L761-P(0)424(2), L761-P(0)423(2), L761-P(0)422(2), L761-P(0)421(2), L761-P(0)420(2), L761-P(0)307(2), L761-P(0)306C, L761-P(0)305(2), L761-P(0)301(2), L761-P(0)300(2), L761-P(0)104B, L761-P(0)103B, L761-P(0) 102C, L761-P(0)101B, L761-P(0)110A, L 761-P-(0) 327C, L 761-P-(0) 328C, L 761-P-(0) 316C, L 761-P-(0) 325C

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 The basement cycle storage area for 58 long stay cycles shown on the basement floorplan hereby approved shall be provided in its entirety prior to the first occupation of any part of the offices, and permanently retained thereafter.

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

- 5 The terrace hereby approved at third-floor level shall only be used Monday to Friday between 09:00 to 19:00 hours and the terrace on fourth floor shall only be used Monday to Friday between 09:00 to 20:00 hours. The terrace shall only be used for maintenance purposes outside of these hours.

Reason: In order to safeguard surrounding residents from noise and disturbance in accordance with Camden Local Plan Policy A1.



- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 7 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 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 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.
- 4 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](http://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.

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