

Application ref: 2023/0299/P
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City Of Westminster Council
Town Planning & Building Control
City of Westminster
PO Box 732
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:

28-32 Shelton Street
London
WC2H 9JE

Proposal:

Mixed-use development at Old Brewer's Yard including: at 28-32 Shelton Street, the erection of a single storey roof extension, a rooftop plant enclosure and other external alterations (including shopfront alterations, new rear access to the Yard, and plant) in connection with the use of the building as a restaurant (Class E(b)); at 1 Mercer Walk, the installation of ancillary plant & servicing equipment, external alterations including opening up of blind windows on east elevation, installation of PV panels at main roof level and the placement of external tables and chairs on Mercer Walk, all in connection with the use of the building as a microbrewery and visitor attraction with ancillary retail, bar and training space (Sui Generis); at 15A Neal Street (ground floor only), external alterations including installation of full-height glazed rear wall and installation of a new shopfront; at 5 Langley Street (basement, part-ground floor and part-roof only) alterations to north and west facade and installation of new plant, all in connection with the flexible mixed-use of the basement and part-ground floor as entertainment/events/community space with ancillary storage areas (Sui Generis); at the rear of 7 Langley Street, installation of plant at roof level and the use of the former bin store as a bar area servicing the Yard (Sui Generis); at Old Brewer's Yard, the erection of a new high-level glazed canopy structure and semi-permanent external seating, installation of new entrance gates fronting Shelton Street, placement of planters and associated street furniture, for use of the Yard as a flexible entertainment/dining/events/community outdoor space (Sui Generis). (Site includes Old Brewer's Yard, 28-32

Shelton Street, 15A Neal Street, 5 and 7 Langley Street, 1 and 3 Mercers Walk and 107-115 Long Acre). The City Council has received an application for planning permission for a development which is described in brief above.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reason(s):

Reason(s) for Objection

- 1 Westminster C.C. Planning has consulted LB Camden on an amendment to planning application 22/02009/FULL which relates to a site including Old Brewer's Yard, 28-32 Shelton Street, 15A Neal Street, 5 and 7 Langley Street, 1 and 3 Mercers Walk and 107-115 Long Acre.

The amended proposals are substantially the same as the initial proposals for which LB Camden sent comments on 31/05/2022 (our ref: 2022/1495/P).

It is noted that a previously proposed two storey, 5th & 6th floor level extension on 28 - 32 Shelton Street has been amended to a set-back glazed 5th storey extension with a plant enclosure atop and the amended operating hours in the Changes in Operational Hours Statement are also noted.

Our comments on the amended application are as follows:

LB Camden consider that the proposed sources and levels of noise and odours should be considered by the Westminster Environmental Health Team prior to planning permission being granted. Additionally, planning conditions, including on hours of operation and relevant Management Plans should be included and secured respectively as part of any planning permission to mitigate against noise and odour impacts at the neighbouring noise sensitive premises. An Operational Management Plan should be secured and implemented in the interests of safeguarding against unacceptable noise and disturbance and ensuring security and safety for neighbouring residents. LB Camden also request that a Construction Management Plan is secured and implemented as part of any planning permission.

Transport:

To prevent undue congestion and loss of highway safety during periods of high footfall the servicing and delivery hours should be restricted by condition or in the Operational Management Plan to be secured by a S.106 agreement.

Managing and mitigating the impacts of construction:

LB Camden Transport has no objections to the indicative arrangements indicated in the Transport Statement but requests that that a Construction Traffic Management Plan (CTMP) is secured by a s106 planning obligation.

Highway works contribution:

The carriageway adjacent to the site is likely to sustain significant damage from the proposed construction works. The borough boundary runs along the centre of Shelton Street and maintenance is carried out by both Camden and Westminster via an agreement under Section 8 of the Highways Act 1980.

Under this arrangement the two Highway Authorities maintain the whole width of the carriageway on different sections of the road; Camden maintains the carriageway east of Langley Street and Westminster maintains the carriageway west of Langley Street. The carriageway adjacent to the site entrance on Shelton Street is the responsibility of Camden and it would need to undertake remedial works to repair any damage following completion of the proposed development. A highways contribution to LB Camden should be secured as a section 106 planning obligation for repairs to the carriageway post construction. An estimate can be requested if required. (Please note that these can take around four weeks to process.)

2 Conservation & Design :

Impact of the roof extension of the heritage assets:

LB Camden welcome the reduced height and the set-back of the extension on 28 - 32 Chelton Street. However, concern remains in relation to the design of the extension and the effects on the setting of the adjacent Listed buildings and Seven Dials Conservation Area.

The proposed architecture is not considered satisfactory to preserve or enhance the character or appearance of the Conservation Area or the architectural and historic character of the Listed buildings.

The architecture needs to be revisited demonstrating a thorough understanding of the area and the ability to design a structure that benefits the high quality architectural context of this international destination.

The design of the extension does not mitigate the harm caused but exacerbates it. The large amount of glazing and the horizontal proportions created by the glazing bars do not respect the established character of the street and the wider conservation area, and demonstrate a lack of understanding of the architecture and history of the site. In conclusion, the proposed roof extension to 28-32 Shelton Street due to the unsympathetic design, would cause less than substantial harm to the setting of the Seven Dials Warehouse at 27-33 Shelton Street and the Seven Dials conservation area.

Conclusion:

In conclusion LB Camden has the following concerns in relation to the impact on LB Camden and its occupiers: -

- Noise and disturbance from proposed uses and associated activities
- Noise and disturbance during construction
- Risks to security of people and property
- Harm to setting of neighbouring Listed Buildings and character and appearance of Conservation Area

LB Camden consider that the above issues may in part be ameliorated if the following are secured by appropriate conditions or S106 agreement::

Control of hours of use of Old Brewers' Yard by vehicles, as stated in the

Transport Statement, by the Operations Management Plan (OMP) / Delivery and Servicing Plan (DSP).

A Construction Traffic Management Plan

A commitment to remedy any construction damage to Shelton Street, with a highways contribution to LB Camden secured by way of a S.106 agreement.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer