

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 16 February 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	10-11 Great Newport Street, London, WC2H 7JA,		
Proposal	Erection of a timber slatted screen to the east side of the existing lightwell at first to fifth floor levels.		
Agent	Mr Peter Bovill		
On behalf of	AVIVA INVESTORS		
Registered Number	15/05558/FULL	Date amended/ completed	30 September 2015
Date Application Received	19 June 2015		
Historic Building Grade	Unlisted		
Conservation Area	Covent Garden		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

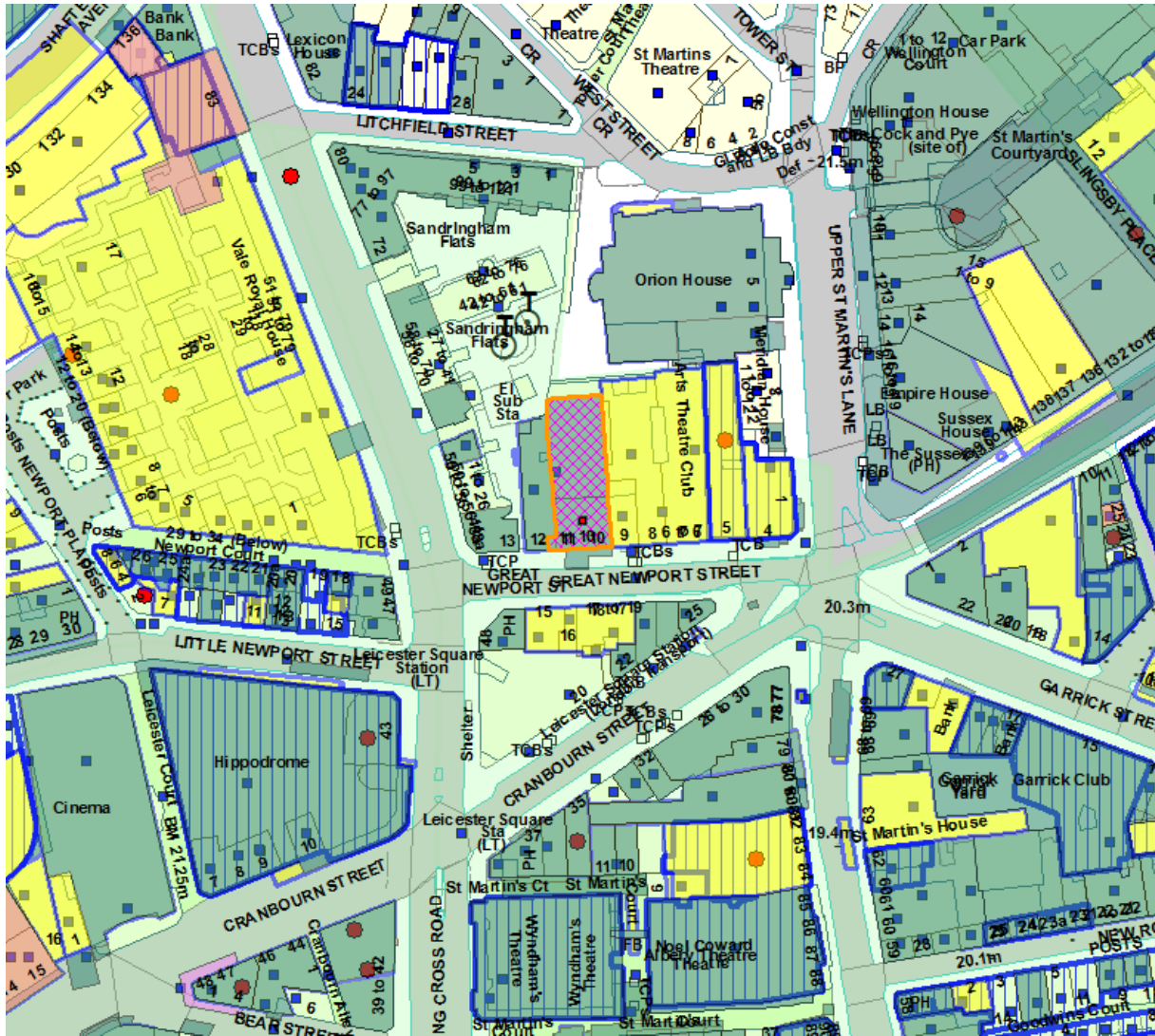
10-11 Great Newport Street is a seven storey building comprising of basement, ground and five upper floors. Permission has been granted in 2013 and 2014 for the use of the basement and ground floor for restaurant purposes (Class A3) and the upper floors for residential use as 15 flats (Class C3). Cllr Tim Mitchel has requested that the application be reported to Committee for a decision.

The key issues in this case are:

- * The impact of the proposals on residential amenity.
- * The impact of the proposals on the character and appearance of the conservation area.

The proposals are considered to comply with the Council's policies in relation to amenity, design and conservation as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

COVENT GARDEN COMMUNITY ASSOCIATION:
No objection.

COVENT GARDEN AREA TRUST:
Raise no comment.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 53
Total No. of replies: 0
No. of objections: 0
No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6 BACKGROUND INFORMATION

6.1 The Application Site

The application property is a seven storey building comprising of basement, ground and five upper floors. Permission has been granted for the use of the basement and ground floor for restaurant purposes and the upper floors for residential use as 15 flats. Works are currently underway to implement this permission.

The site is located on the north side of Great Newport Street between the junctions with Charing Cross Road and Upper St Martin's Lane. Great Newport Street is characterised by restaurants, pub, theatre, club and gallery and two retail units one on the north and one on the south side. The nearest residential properties are located within the upper floors of 16 Great Newport Street opposite the site and within Sandringham Flats on Charing Cross Road. Permission is also in the process of being implemented 12 Great Newport Street to create nine residential flats.

The building is not listed but is located within the Covent Garden Conservation Area. The site is located within the Core Central Activities Zone and West End Stress Area.

6.2 Recent Relevant History

2 July 2013 – Permission granted for use of part basement and part ground floor as a restaurant (Class A3) and installation of mechanical plant at roof level and alterations to the ground floor frontage. (12/06317/FULL)

7 March 2014 – Permission granted for use of part basement, part ground and first to fifth floors as 15 residential units (3 x studios, 1 x 1-bed, 8 x 2-bed, 3 x 3-bed), demolition and rebuild of rear wing at 4th floor level, with associated alterations to facades including ground floor entrances, reconfiguration of roof plant, lift overrun and core services and installation of solar panels on roof. Creation of terraces to lightwell at first floor level and creation of roof terraces at rear second, third, fourth and fifth floor levels and two balconies at rear third floor level. (13/01265/FULL)

Permissions were subsequently granted in 2014 and 2015 for minor material amendments to the permitted schemes.

7 THE PROPOSAL

Permission is sought for the erection of a timber slatted screen to the east side of the existing lightwell from first to fifth floor levels. The proposed screen is sought to provide visual screening between the application site and 5-9 Great Newport Street by partially enclosing the eastward facing lightwell.

8 DETAILED CONSIDERATIONS

8.1 Land Use

The application raises no new land use issues. Permission has been granted for the use of the upper floors of the application site for residential purposes, and the ground and basement for restaurant purposes. Works are being undertaken on site to implement the previously approved schemes. The proposed visual screen is to be installed in connection with the approved residential uses on the upper floors.

8.2 Townscape and Design

The application proposals seek to install a vertical timber slatted screen within the existing lightwell area from first to fifth floor levels between the application site and 5-9 Great Newport Street. The screen is a visual screen between the two properties and will be approximately 14m high formed from Iroko hardwood. The wood colour is initially yellow and weather to a richer brown over time.

The rear of the existing building is of little design merit and includes a peculiar metal arch feature, which measures approximately 10.5m tall. The previously approved schemes allowed the removal of the existing metal arch. The existing arch is not considered in keeping with the character of the conservation area and therefore whilst the proposed screen is slightly larger and also an unusual feature, the replacement of the existing arch when combined with the relatively discrete location is such that it is not considered to harm the character and or appearance of the conservation area.

8.3 Amenity

Policy S29 of the City Plan and Policy ENV 13 seeks to ensure the amenity of neighbouring occupiers is protected. The policies are focused on the protection of residential amenity. No existing residential is located sufficiently close to be affected by the proposed screen.

The screen is located on the boundary of the application site and the nearest adjoining building is Nos. 5-9 Great Newport Street. Nos. 5-9 is in commercial use comprising an Arts Theatre Club, the former site of the Photographers Gallery, restaurant/bar, offices and a language school. Permission is currently under consideration for the redevelopment of Nos. 5-9 to provide a new theatre, restaurant and hotel.

The rear elevation of Nos. 5-9 Great Newport Street contains a number of windows. The most relevant are a column of windows from first to fourth floor located adjacent to the boundary with Nos. 10-11. These windows currently serve the circulation space off a stairway leading into the offices at first to fourth floor levels. Under the proposed scheme to redevelop Nos. 5-9 the proposed hotel rooms at first to fifth floor levels are set back internally from the rear elevation by a circulation corridor running along the perimeter of the rooms. As such the proposals are not considered to cause a material loss of light to Nos. 5-9.

The proposed screen is located on the same line as the previously existing arch. The screen is not solid but will be formed as timber slats arranged in a regular rhythm from first to fourth floor level, with the slats decreasing in number at fifth floor level. As such the proposed screen is unlikely to cause a sense of enclosure to Nos. 5-9. There are no windows directly facing the screen which would be affected by the proposals.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

8.7 Other UDP/Westminster Policy Considerations

Not applicable.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Not applicable.

8.12 Other Issues

Not applicable.

9 BACKGROUND PAPERS

1. Application form
2. Response from Covent Garden Community Association, dated 12 November 2015
3. Response from Covent Garden Area Trust, dated 12 November 2015

Selected relevant drawings

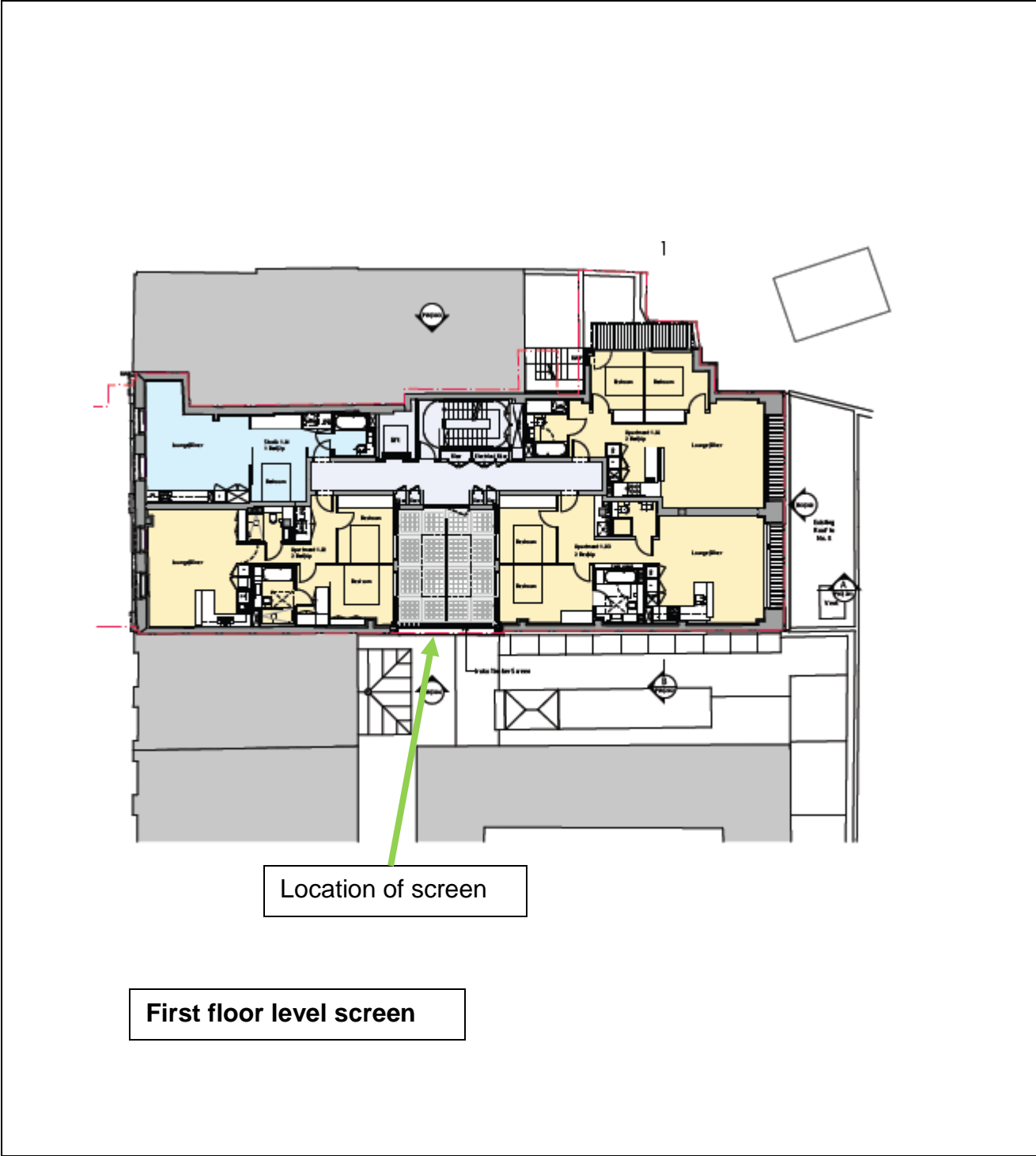
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT ZULEKHA HOSENALLY
ON 020 7641 2511 OR BY EMAIL AT SouthPlanningTeam@westminster.gov.uk

10 KEY DRAWINGS

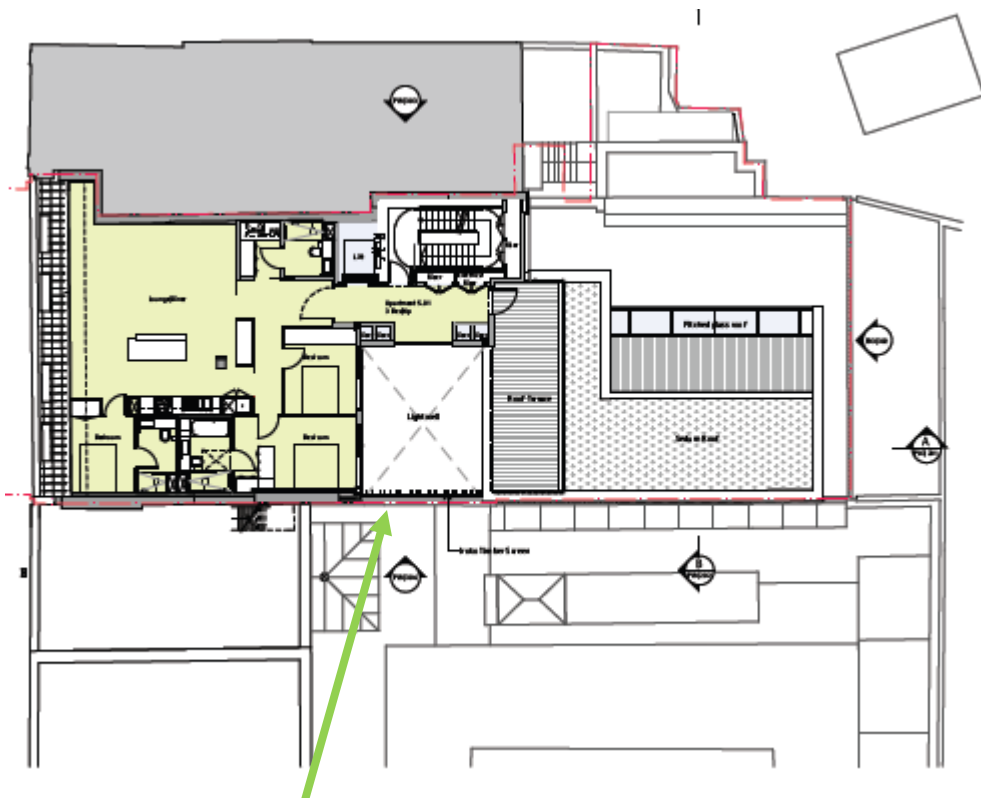


Proposed screen from Nos. 10-11 Great Newport Street



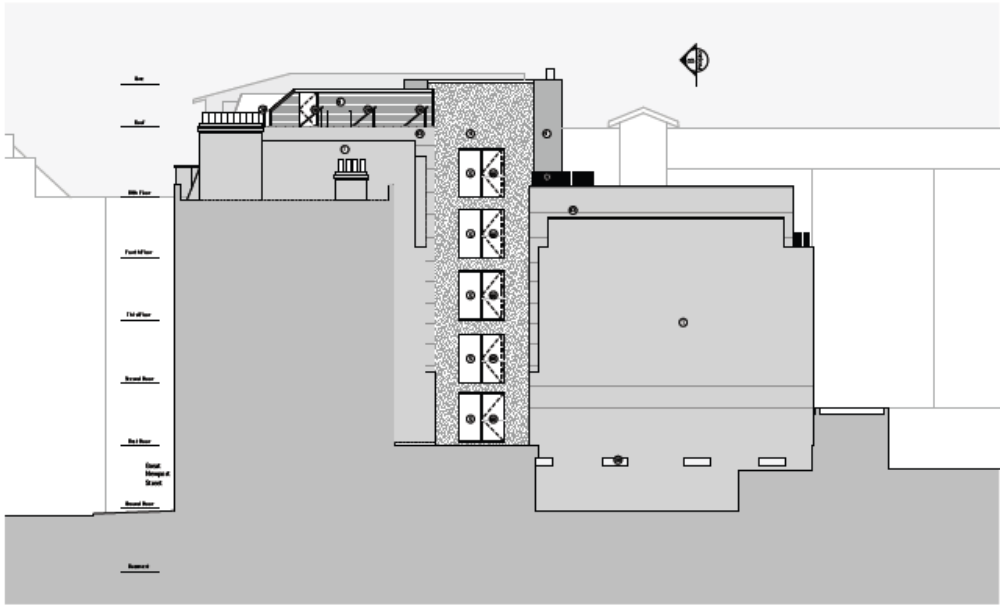
Location of screen

First floor level screen

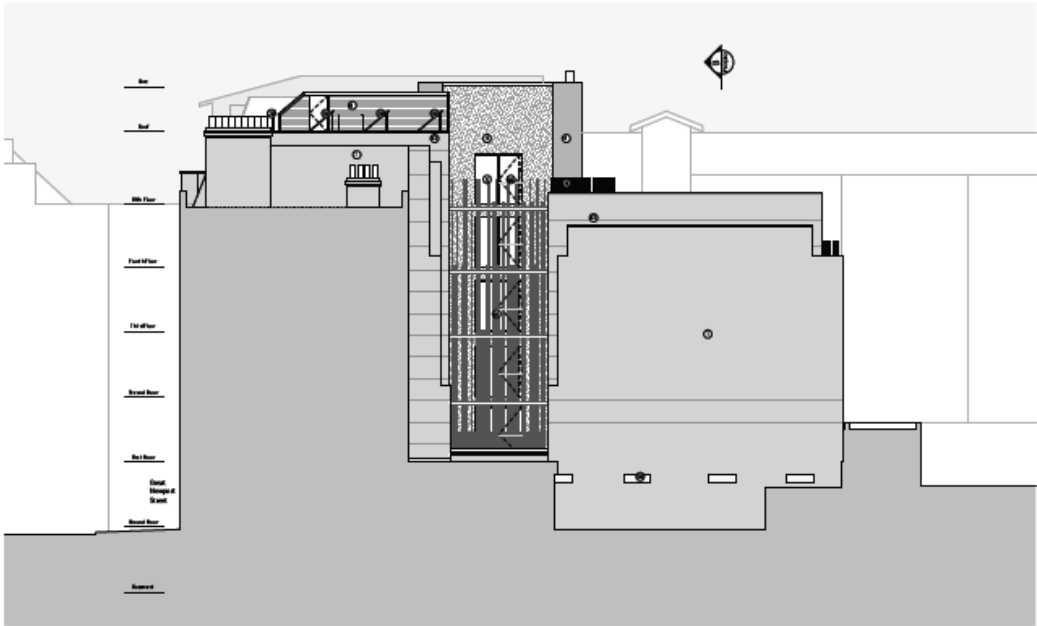


Location of screen

Fifth floor level screen



Approved East elevation



Proposed East elevation

DRAFT DECISION LETTER

Address: 10-11 Great Newport Street, London, WC2H 7JA,

Proposal: Erection of a timber slatted screen to the east side of the existing lightwell at first to fifth floor levels.

Reference: 15/05558/FULL

Plan Nos: E00/001 Rev. P1, E01/201 Rev. P1, E01/202 Rev. P1, E01/203 Rev. P1, E01/204 Rev. P1, E01/205 Rev. P1, E01/206 Rev. P1, P01/501 Rev. P1, P01/502 Rev. P1, P01/503 Rev. P1, P01/504 Rev. P1, P01/505 Rev. P1, P01/506 Rev. P1, L03/400 Rev. P1, P03/404 Rev. P1, P03/604 Rev. P1, A05/002 Rev. C2, Daylight and Sunlight Assessment for proposed application for full planning permission prepared by Jones Lang LaSalle Ltd dated 18 June 2015 and Design and Access Statement Revision P1 dated 4 June 2015 prepared by John Robertson Architects.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of a sample panel of timber screen. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.