

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 21 August 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	180 Strand, London, WC2R 1EA,		
Proposal	Erection of double storey rooftop extension to both the west wing (Surrey Street facade) and the east wing (Arundel Street facade) and terrace to provide office/studio floorspace (Class B1) and associated external alterations.		
Agent	Gerald Eve LLP		
On behalf of	The Store		
Registered Number	18/03409/FULL	Date amended/ completed	26 April 2018
Date Application Received	26 April 2018		
Historic Building Grade	Unlisted		
Conservation Area	Strand		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

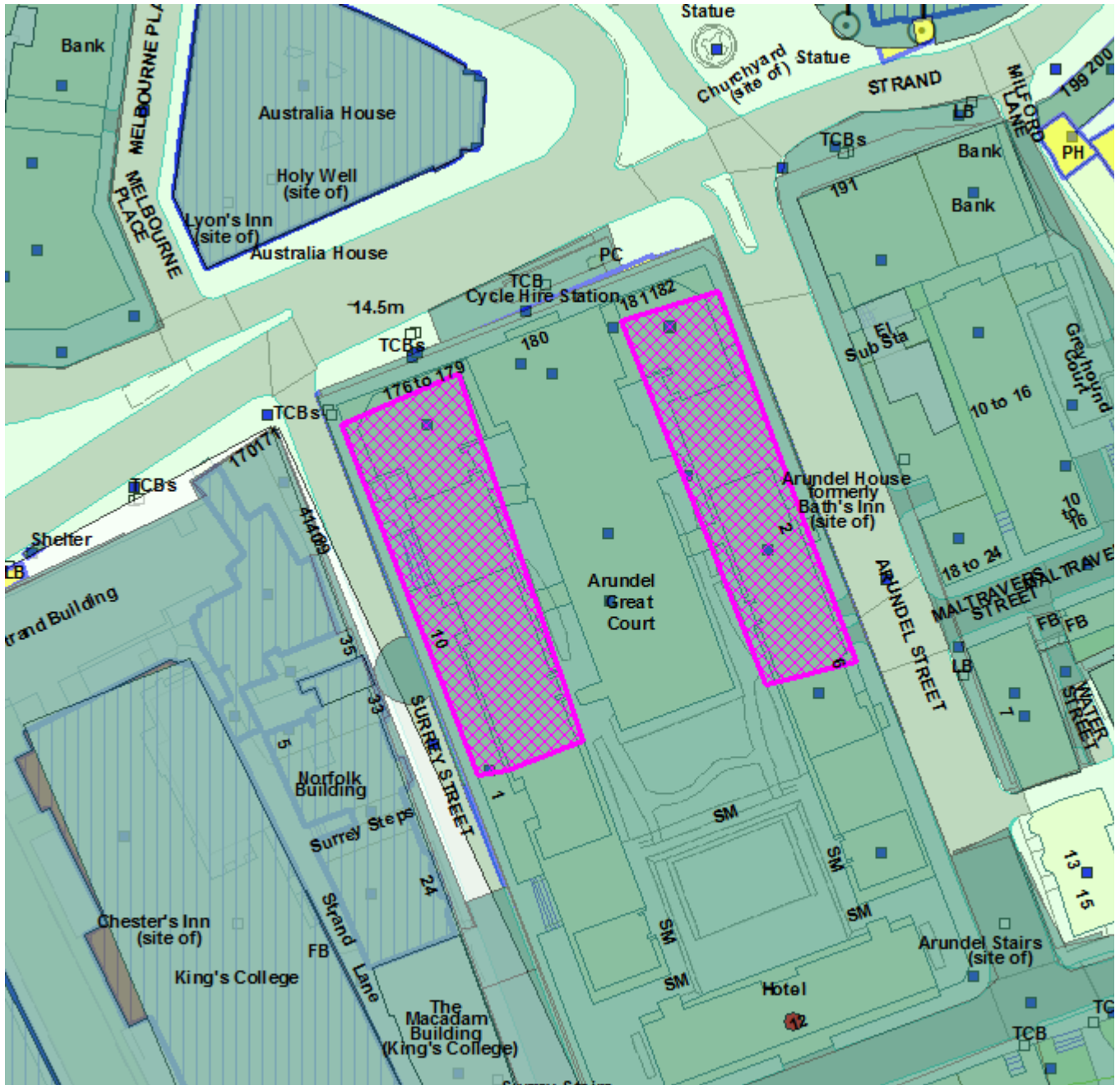
180 Strand forms part of Arundel Great Court. In 2009 planning permission was granted on appeal for the redevelopment of the site to provide two buildings: an office building on the north site and residential and hotel building on the South site. Works on the south site have begun. The existing building remains in place on the northern part of the site. It is now intended to retain this part of the building. Planning permission is sought for a double storey rooftop extension with terrace to the west (Surrey Street facade) and east (Arundel Street facade) wings to provide additional office floorspace (Class B1).

The key issues for consideration are:

- The impact of the proposed works on the character and appearance of the existing building and the Strand Conservation Area.
- The land use implications of the proposal;
- The impact of the proposal on the amenity of surrounding residents.

The proposal is considered acceptable in design, conservation, landuse and amenity terms in accordance with Westminster's City Plan and Unitary Development Plan (UDP) policies.

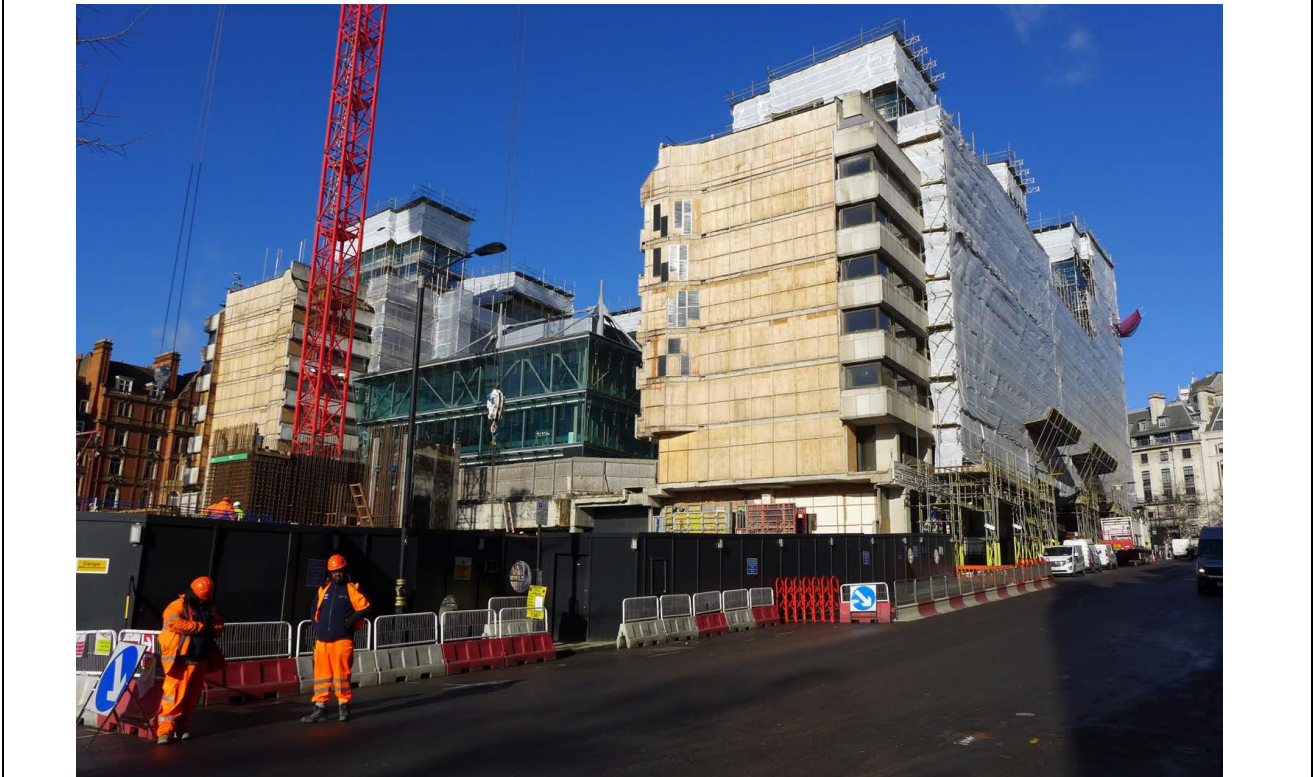
3. LOCATION PLAN



4. PHOTOGRAPHS



Strand/Arundel Street



5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

HIGHWAYS PLANNING MANAGER

Unlikely to have a significant impact on on-street car parking in the area. Off-street servicing is retained. No cycle parking spaces are proposed. A minimum of 9 cycle parking spaces should be secured by condition.

CLEANSING MANAGER

Details of waste and recycling storage should be secured by condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 202

Total No. of replies: 18

No. of objections: 18

No. in support: 0

18 letters of objection have been received from residents in the newly occupied residential development at 190 Strand on the following grounds:

Design

- The building will be too high.
- Its appearance will not match the surrounding rooftops.
- It will block the view of the Grade II listed Somerset House and is visually not suitable with surrounding buildings.

Amenity

- Loss of sunlight and daylight to residents opposite in 190 Strand.
- Loss of privacy.
- Loss of views.

Highways

- Increase in traffic.

Other

- Noise, disturbance and pollution during construction work.
- Loss of value to flats opposite.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

180 Strand is part of Arundel Great Court which formed a whole street block with frontages to Strand, Arundel Street, Temple Place and Surrey Street. In 2009 planning permission was granted on appeal for the redevelopment of the site to provide two buildings: an office building on the north site and residential and hotel building on the South site, with a new road (Howard Place) running in between. Works on the south site have begun, this part of the building has been demolished and construction work is underway. The existing building remains in place on the northern part of the site. The building is in office use (class B1) with retail units at ground floor level fronting Strand.

6.2 Recent Relevant History

Planning permission was refused in March 2009 (on design grounds - height, bulk and design to both the north and south buildings), but was subsequently granted on appeal on 12 November 2009 (APP/X5990/A/09/2101893) for:

Demolition of all existing buildings (fronting Strand, Arundel Street, Temple Place and Surrey Street) and redevelopment to provide new buildings of two basements, lower ground, ground and nine upper floors to northern part of site (fronting Strand), and two basements, ground and part 10/part 14/part 12 upper floors to southern part of site (fronting Temple Place) to provide offices (Class B1); 151 residential dwellings (Class C3); 98-bed hotel and 18 serviced suites (Class C1); and/or retail, financial and professional services, restaurant, café, bar, and hot food take away uses (Class A1/A2/A3/A4/A5) at ground floor level; car parking for 107 cars; servicing area; and new access, public courtyard, landscaping, engineering and other associated works.

Planning permission was granted for the variation of Condition 91 of planning permission dated 12 November 2009 (APP/X5990/A/09/2101893) for amendments to the vehicle access arrangements from Arundel Street; to the internal cores at ground level; to the internal servicing and car parking layout at basement levels and creation of an additional third basement level was granted on 28 March 2012.

There have been a series of temporary permissions for events by the British Fashion Council and temporary gallery space for the Hayward Gallery in various parts of the existing building.

In January 2018, permission was granted for the erection of a single storey roof level extension (to the Strand frontage) including a swimming pool, together with alterations at ground floor level and recladding of rear façade

190 Strand – (adjacent residential building on the opposite side of Arundel Street)
On 15 March 2012, permission was granted for the “demolition of all existing buildings (fronting Strand, Arundel Street, Maltravers Street and Milford Lane) and redevelopment to provide one new building comprising basement levels, ground and part 7/ part 8/ part 9 storeys and one new building comprising basement levels, ground and 8 storeys to provide 206 residential dwellings (Class C3), two retail units (Class A1) fronting Strand,

one restaurant (Class A3) fronting Arundel Street, a leisure centre, a business centre, car parking for 200 cars, servicing area, new access, public courtyard, landscaping, highways alterations and other associated works.”

6.2 THE PROPOSAL

The planning permission allowed on appeal in 2009 has been implemented, with construction work on the south site underway. The office scheme on the north site can therefore be implemented, however, it is now proposed to retain the existing building.

Planning permission is sought for extensions to the existing building on the retained north site, with a double storey rooftop extension to both the west (Surrey Street facade) and east wing (Arundel Street facade) with terrace, to provide office/studio floorspace (Class B1) and associated external alterations including a single storey pergola structure.

7. DETAILED CONSIDERATIONS

7.1 Land Use

Policy S1 of the City Plan relates to mixed uses in the CAZ. It encourages development which promotes Westminster’s World City functions, manages its heritage and environment and supports its living, working and visiting population. Within the CAZ, a mix of uses consistent with supporting its vitality, function and character will be promoted.

The policy requires an element of residential floorspace to be provided on developments where additional B1 office floorspace is over 30% of existing building floorspace. Policy S18 encourages commercial development within the core CAZ.

The building will remain in office use. The existing building has been refurbished and has been successful in attracting businesses in the creative industries. It is proposed to create a creative/media/tech hub for small to medium enterprises which is welcomed. The rooftop extensions will provide 814sqm (GIA) of additional office/studio space (class B1) (approximately 44,856sqm existing /45,670sqm proposed GIA) which is less than 30% of the existing buildings floorspace and will not trigger the requirement to provide any residential (Class C3) floor space under Policy S1.

7.2 Townscape and Design

180 Strand was designed by the noted architect Sir Frederick Gibberd in 1971-76. It is considered to be a neutral building in terms of its contribution to the character and appearance of the Strand Conservation Area. The design is typical of the Brutalist style of architecture prevalent for large civic buildings at this time, but its detail and materiality, particularly the use of Portland stone as the main cladding material, give it a softer “edge” than many of the concrete Brutalist buildings of the period.

In 2009, permission was granted for the demolition of the building and its replacement by a much larger building. The current proposal is considerably lower than that approved scheme (which has been commenced) and any consideration of the height and bulk of the current proposal must be considered with regard to the 2009 approved scheme. Nevertheless, the set back nature of the proposed extensions and the presence of much larger buildings in the immediate vicinity mean that there is no negative impact on established views.

The proposal is to add two 2- storey roof top extensions to the Surrey Street and Arundel Street wings, the main façade to Strand already having been granted consent for a single storey extension. The proposed extensions are set back 4.25m from the building edge aligning with the face of the set back south core. This reduces the visual impact of the extensions on street level views and maintains the visual significance of the two Portland-stone clad circulation cores. These are perhaps the most significant elements of Gibberd's design and break up the otherwise dominating horizontality of the facades. The extensions are heavily glazed with bronze coloured frames, corten eaves and corten pergola. Roof top plant enclosures are set back from the eaves edge and, again, clad in corten panels. The result is that the key design elements of Gibberd's design are retained and sympathetic roof extensions maintain the integrity of the original design. Due to the set back nature of the extensions, there will be very little visual impact on street level views.

In summary, it is considered that the extensions do not harm the architectural integrity of the host building and nor do they adversely affect the character and appearance of the conservation area.

7.3 Residential Amenity (Sunlight and Daylight/Sense of Enclosure/Privacy)

Policy S29 of the City Plan and ENV 13 of the UDP aim to protect the amenity of residents from the effects of development. Policy ENV13 states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. The City Council generally has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' (as revised 2011).

Sunlight and Daylight

Objections have been received from residents within the new residential development opposite at 190 Strand on the grounds that the proposal will result in a loss of sunlight and daylight to their properties.

The proposed extensions are set back approximately 4.25m from the street facades and are set between and below the height of the three existing vertical cores at roof level. The extensions sit well within the massing envelope that was allowed on appeal in 2009 for the office redevelopment for the north site which can be implemented in perpetuity. The current proposals will therefore have a materially lesser impact on daylight and sunlight than the appeal scheme.

Whilst the objectors concerns in relation to loss of daylight are well understood, it is important to note that the building they live in at 190 Strand was granted permission for it's construction in 2012, some 3 years after the original permission for the redevelopment of the application site. The permission at the application site was already in place therefore when the flats at 190 Strand were purchased and occupied. When the residential scheme at 190 Strand was considered, the permitted scheme at 180 Strand was taken into account and the daylighting levels in 190 Strand were considered acceptable.

Privacy

Continuous balconies are proposed less than 2m in width at seventh floor level, set back approximately 2.5m from the front building line and some 22m from the residential windows in 190 Strand opposite. The applicant states that access will be restricted on the flat roof area at the southern end of the east/Arundel Street wing for maintenance purposes only to prevent any overlooking to 190 Strand. It is recommended that this be secured by condition.

Objectors are also concerned over the potential noise and nuisance caused by construction and its associated traffic. We cannot reasonably refuse permission on this basis, although the standard hours of construction condition is recommended.

The application is therefore considered acceptable in amenity terms in accordance with policies C29, C32, of the City Plan and ENV13, ENV6 and ENV7 of the UDP.

7.4 Transportation/Parking

The Highways Planning Manager raises no objection to the application. Servicing and deliveries will take place in the existing off street loading bay, accessed via the ramp off Arundel Street. No cycle parking spaces are proposed. It is recommended that this be secured by condition.

7.5 Economic Considerations

Any economic benefits generated are welcomed.

7.6 Access

The seventh floor will be accessed from the central lift core. A wheelchair lift is proposed next to the central lift core to provide step free access up to the new eighth floor.

7.7 Other UDP/Westminster Policy Considerations

None relevant

7.8 London Plan

This application raises no strategic issues.

7.9 National Policy/Guidance Considerations

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

7.10 Planning Obligations

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

The estimated CIL payment is: £252,206.25

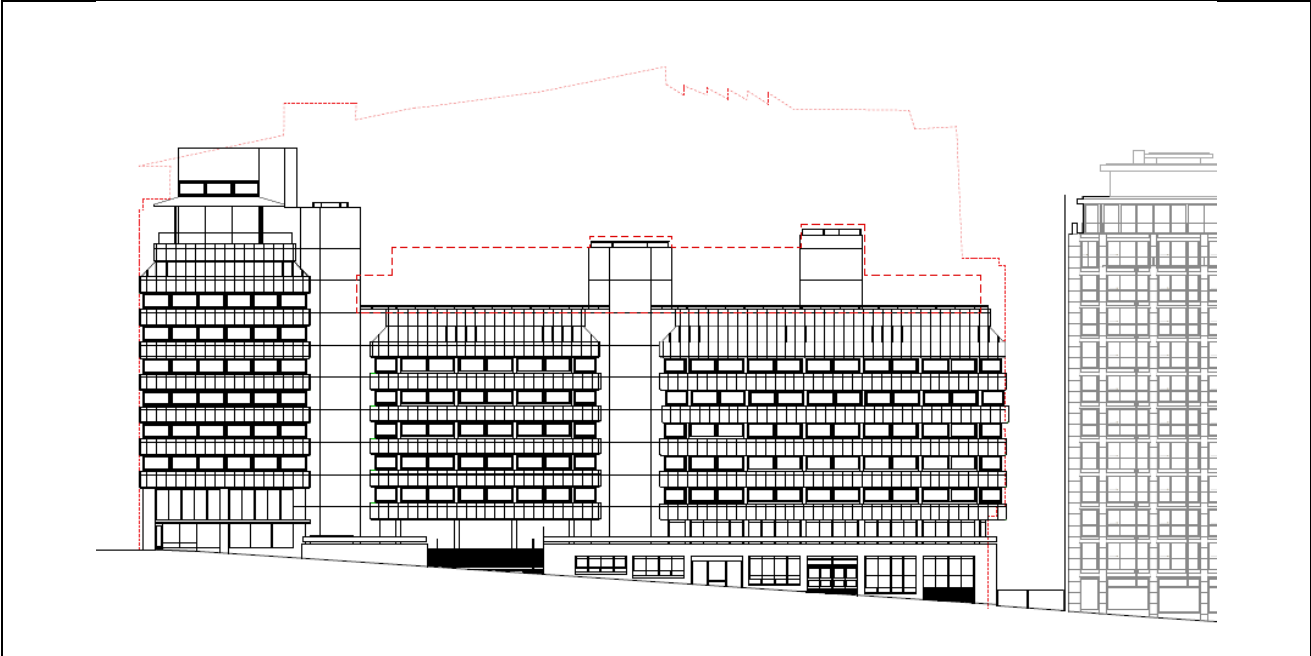
7.11 Environmental Impact Assessment

The proposal is not of a scale to require an Environmental Impact Assessment.

(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 THE PRESENTING OFFICER: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk

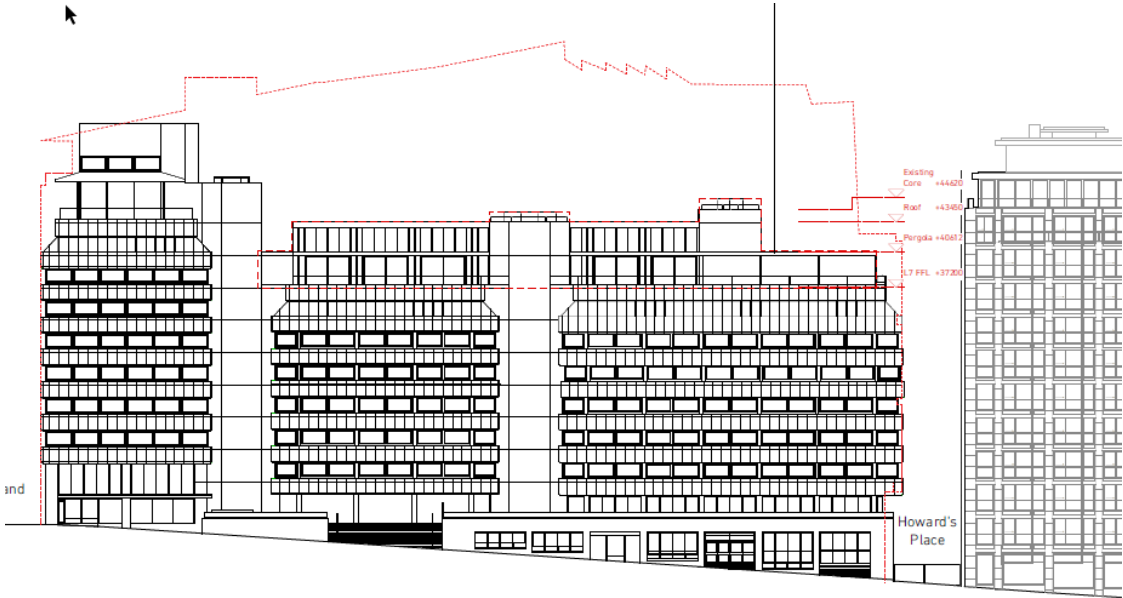
8 KEY DRAWINGS



--- Application Site
 Wilkinson Eyre Approved Scheme (ref no. 11/05626/FULL)

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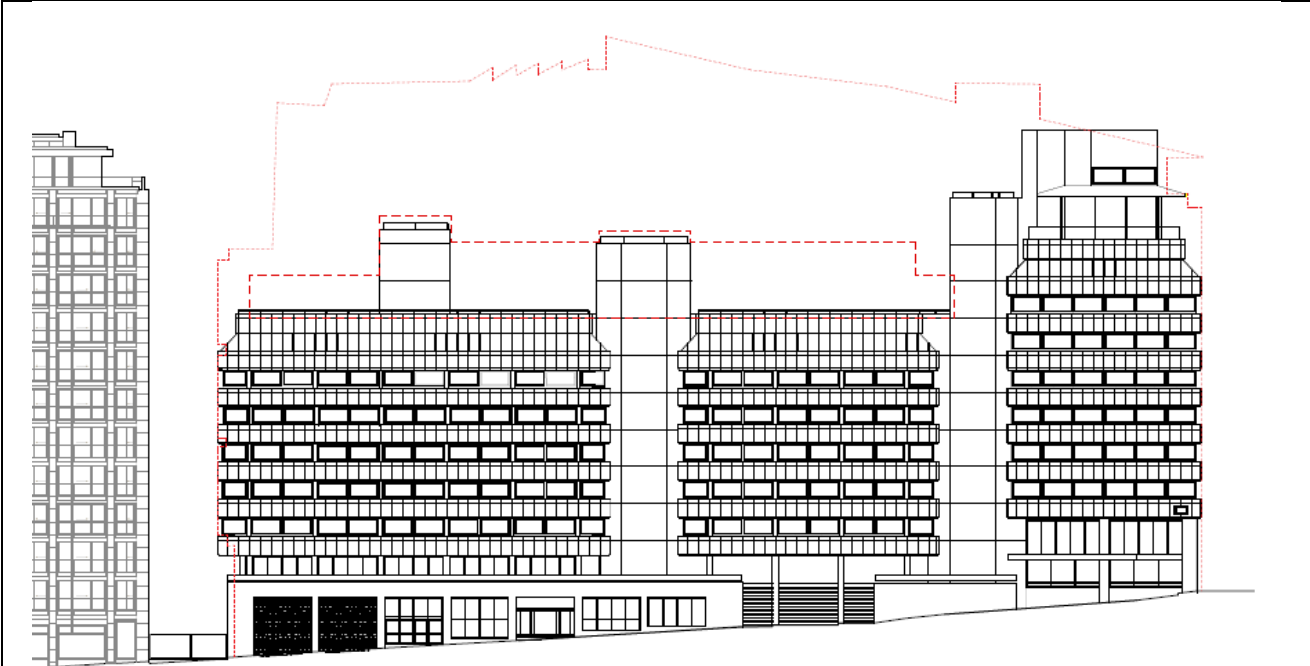
Existing West Elevation



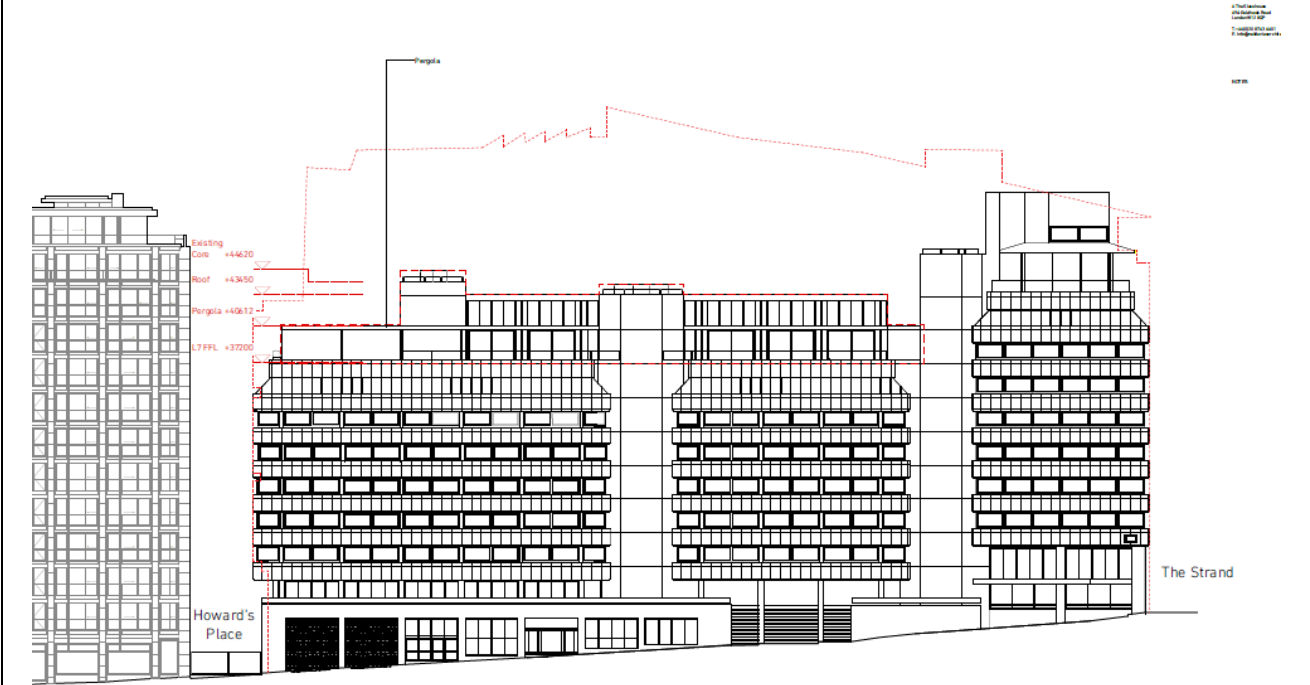
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 Wilkinson Eyre Approved Scheme (ref no. 11/05626/FULL)

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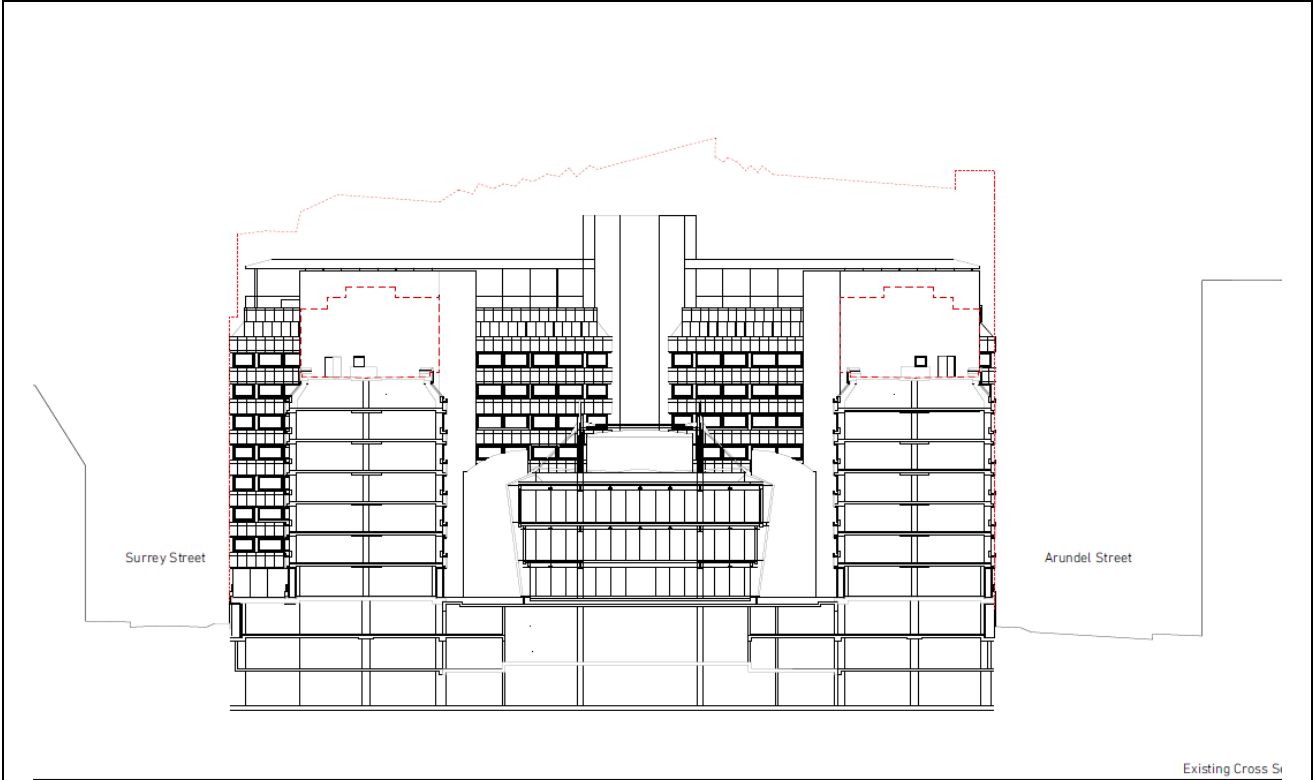
Proposed West Elevation



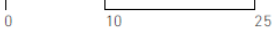
Existing East Elevation



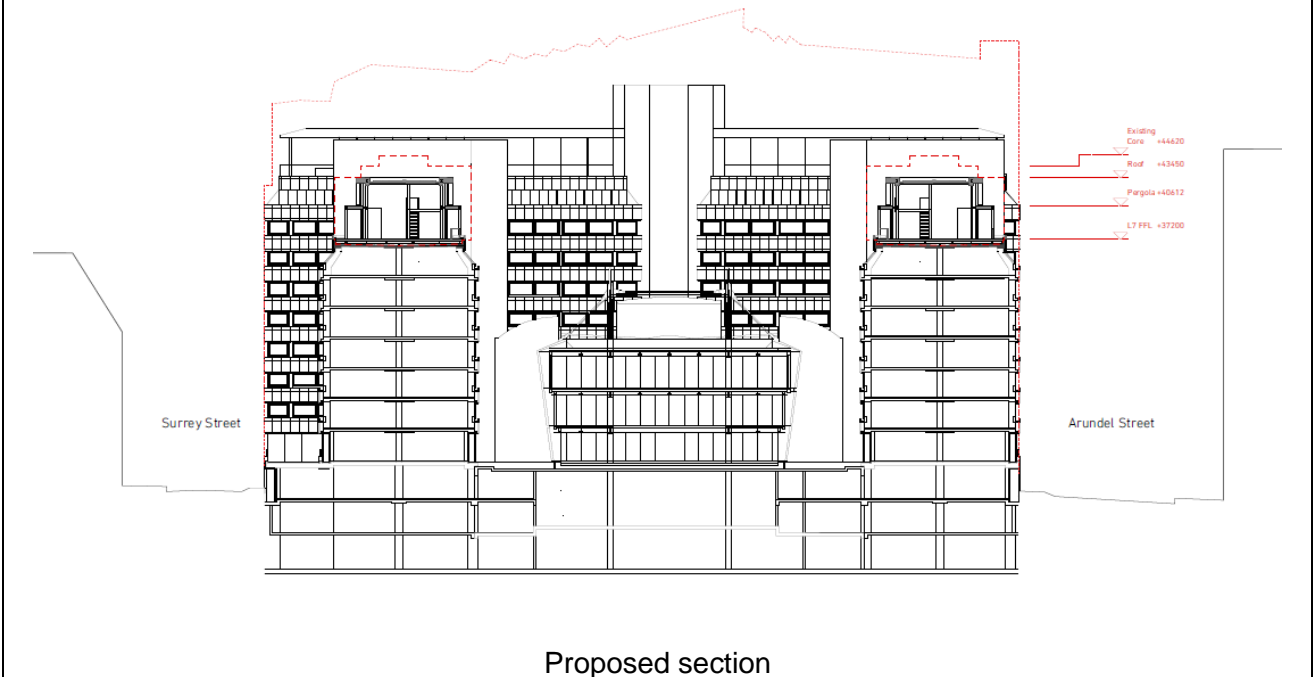
Proposed East Elevation



- - - Application Site
- - - Wilkinson Eyre Approved Scheme (ref no. 11/05626/FULL)



Existing section



New Rooftop Volumes

Discreet new additions slot seamlessly between the existing cores & remain subservient to the approved extension ref no. 17/05385/FULL

Terrace & Pergola

New external spaces to the street side & rear of the building take advantage of views south to the river & increase amenity capacity of the building, thus reducing the amenity demand on the new north wing terrace

Approved Adjaye Scheme

Materiality, lightweight & transparency are reflected in the new wing additions

Eave Line

Respects & carries the height of the central core across the rooftop to the north & south core

Plant

Sit discreetly above the central & south cores

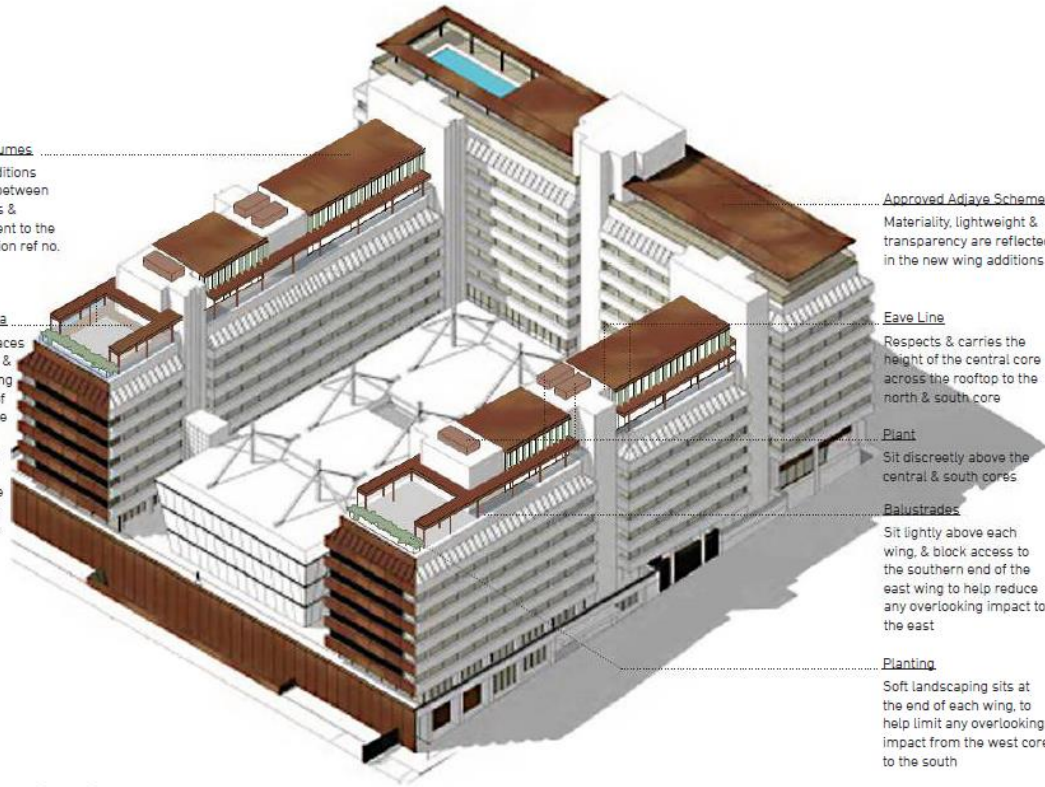
Balustrades

Sit lightly above each wing, & block access to the southern end of the east wing to help reduce any overlooking impact to the east

Planting

Soft landscaping sits at the end of each wing, to help limit any overlooking impact from the west core to the south

Axo view of proposed roof interventions



DRAFT DECISION LETTER

Address: 180 Strand, London, WC2R 1EA,

Proposal: Erection of double storey rooftop extension to both the west wing (Surrey Street facade) and the east wing (Arundel Street facade) to provide office/studio (Class B1) floorspace and associated external alterations.

Reference: 18/03409/FULL

Plan Nos: 117/002/D,003/B, 004/B, 005/C, 006/C, 007/C, 010/D, 011/B, 015/D, 016/D, 017/D, 020/E, 021/E, 030/E, 031/E, 032/E, 034/E, 035/E; Planning statement dated April 2018; Design and Access Statement dated April 2018.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641 2518

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 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) 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 the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must apply to us for approval of of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

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 Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 6 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 7 You must only use the area at the southern end of the east wing at seventh floor level for maintenance purposes or to escape in an emergency in accordance with drawing number 0115/D.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the building. You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 You must apply to us for approval of details of secure cycle storage for the office use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 10 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded within the curtilage of the building. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

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.

Item No.

2
