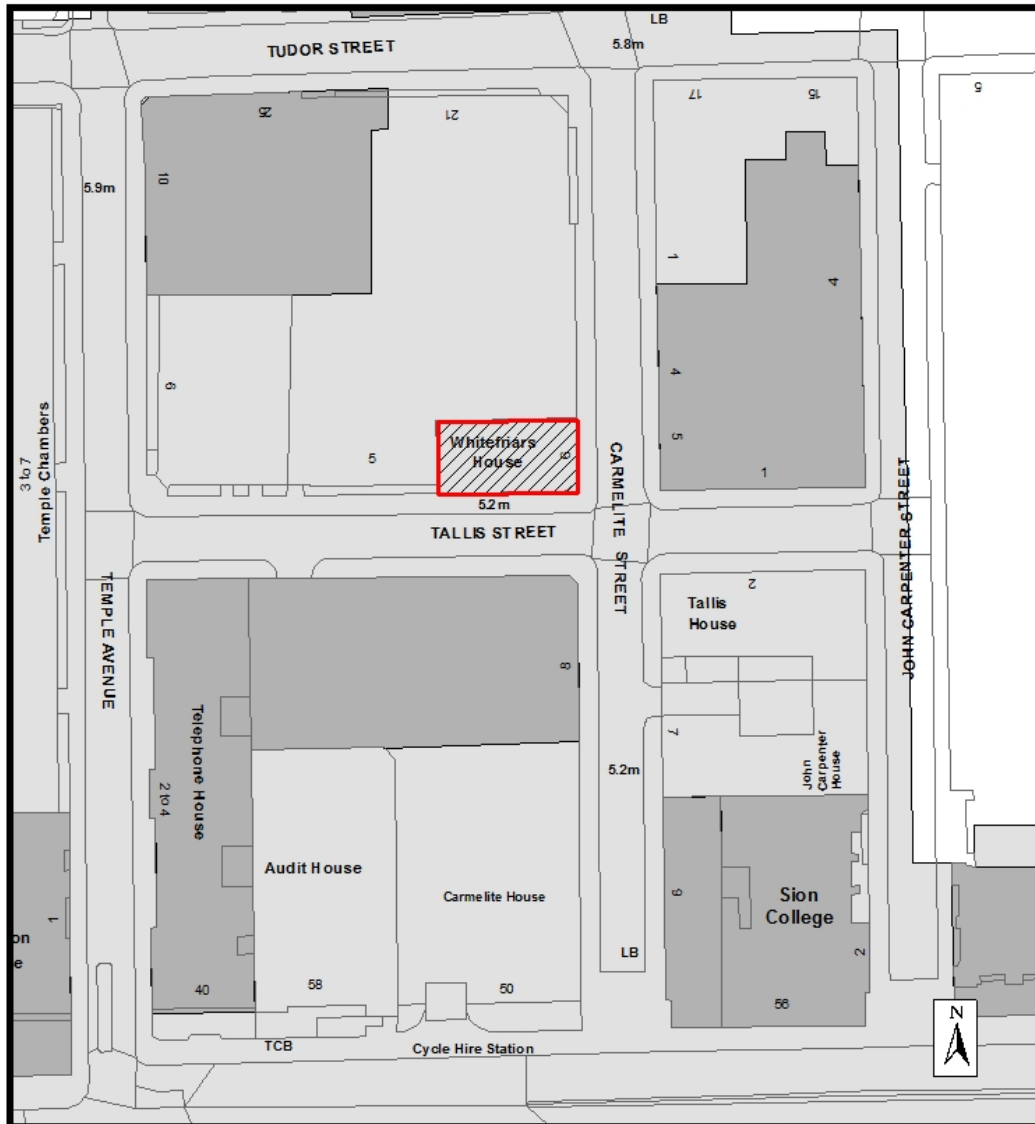


Committee:	Date:
Planning and Transportation	1 December 2014
<p>Subject:</p> <p>Whitefriars House 6 Carmelite Street London EC4Y 0BS</p> <p>Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).</p>	
Ward: Castle Baynard	Public For Decision
Registered No: 14/00998/FULL	Registered on: 8 October 2014
Conservation Area: Whitefriars	Listed Building: No
<p><u>Summary</u></p> <p>Planning permission is sought for the installation of accessible entrance doors and glazed surround to the Tallis Street elevation of the building to serve the ground floor and basement level public house at 6 Carmelite Street.</p> <p>The proposal has attracted 10 objections from residents, which mainly relate to the public house use but also to the appearance of the proposed doors.</p> <p>The public house use benefits from planning permission and objections on grounds of use cannot therefore be taken in to account.</p> <p>The proposed doors would improve the accessibility of the premises. The design of the doors is considered to be acceptable to the appearance of the building and the Whitefriars Conservation Area and would not be detrimental to the setting of adjacent Grade 2 listed buildings.</p> <p>Recommendation</p> <p>That planning permission be granted for the proposal in accordance with the attached schedule.</p>	




Site Location Plan



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ADDRESS:
Whitefriars House, 6 Carmelite Street

CASE No.
14/00998/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Whitefriars House, 6 Carmelite Street, view from south-east (Tallis House) Case No. 14/00998/FULL

Site

1. Whitefriars House, 6 Carmelite Street is a 19th century, five storey building located at the junction of Carmelite Street and Tallis Street, in

the Whitefriars Conservation Area. The building forms part of the perimeter block that faces Tallis Street, Carmelite Street, Tudor Street and Temple Avenue.

2. The building is currently in office use (Use Class B1) on the upper floors with a vacant restaurant / public house (Use Class A3 / A4) area at ground floor and basement level. Access to the upper floors is from Carmelite Street. Access to the ground floor is from the corner of Carmelite Street and Tallis Street.
3. To the south side of the site at 1-5 Tallis Street is the Grade 2 Listed Carmelite House; to the east of site at 4 – 5 Carmelite Street is the Grade 2 Listed former Guildhall School of Music.

Relevant Planning History

4. The present land use arrangement was approved, with conditions, on 11th April 2000 as part of a redevelopment scheme for the perimeter block to provide offices (Use Class B1), 60 residential units (Use Class C3) and two wine bars / restaurants (Use Class A4 / A3) and car parking (registered plan No. 00-5203N). The vacant public house / restaurant area of Whitefriars House has not been occupied since the implementation of the permission.
5. In the 2000 approved scheme the proposed entrance arrangement to the ground floor restaurant / bar area was from the historic stepped entrance at the corner of the premises and a new entrance from Tallis Street at the south west corner of the premises.
6. However, the details approved pursuant to a condition of the 2000 permission (registered plan No. 00-5203Q) did not include a door onto Tallis Street but approved fixed windows within the building's four ground floor bays facing Tallis Street to light the ground floor and basement levels. This arrangement was implemented and is currently on the site.
7. On 13th January 2005 planning permission was granted for the installation of new timber framed windows to the Tallis street elevation relating to the ground and basement unit (reference: 04/00691/FULL). The scheme was amended to make it acceptable by restricting the number of opening lights to two side casements in each window bay at ground floor level. The permission was not implemented.
8. On 23rd July 2009 planning permission was granted for the change of use of the ground and basement level of the premises from restaurant and bar use to office use (reference: 09/00375/FULL). This permission was extended for a further three years on 9th August 2012 (reference: 12/00594/FULL). The permission has not been implemented.
9. In 2014 an application for alterations to the shopfront including a new accessible entrance to Tallis Street was submitted (reference: 14/00552/FULL). The proposal included bi-folding windows to three of the ground floor bays to Tallis Street. The application attracted 10 objections. The application was withdrawn.

Proposal

10. The present proposal is for the installation of new accessible ground floor entrance doors and glazed surround within the south west bay on the Tallis Street elevation of the building in association with the public house (Use Class A4) approved under the planning permission dated 11th April 2000.
11. The proposed works would comprise outward opening glazed entrance doors, side lights, a double fanlight immediately above the entrance doors, with a full width fanlight above. All glazing would be within softwood frames to match the detail of the existing framing within the remaining ground floor bays.

Consultations

12. The application was advertised on site and in the local press. The residents of Temple House and Victoria House were individually consulted.
13. The proposal was presented to the City of London Conservation Area Advisory Committee on 23rd October 2014. The Committee did not raise any objections.
14. The City's Access Advisor welcomes the proposed new entrance and associated internal platform lift as a significant improvement to the access arrangements to the premises.
15. 10 objections have been received from local residents. The grounds of objection are summarised as:
 - The use of the premises as a public house would be detrimental to residential amenity in a designated residential area in terms of noise and disturbance, particularly at night, traffic and servicing including refuse collection.
 - The propose location of the entrance is inappropriate as it is adjacent to residential properties.
 - The proposed external alterations would be detrimental to the character and appearance of the Conservation Area.
 - The proposals would increase the likelihood of people drinking and smoking in the street.
 - That there are plenty of other drinking and catering premises in the area; another one is not needed.

Policies

16. The development plan for the City of London currently comprises the Mayor's London Plan 2011, the City of London Core Strategy 2011, and the 55 "saved" policies of the Unitary Development Plan 2002 (UDP).
17. The City of London Local Plan was published in December 2013 and was subsequently submitted to the Secretary of State for examination

by a Planning Inspector. The Inspector's report on the Local Plan was issued on 12th November 2014. The Inspector found that the Local Plan was sound and he did not make any recommendations for material modifications. The Inspector's report is before you today.

18. The National Planning Policy Framework (NPPF) (para 216) states that "decision-takers may give weight to relevant policies in emerging plans according to...the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)". It is intended that the Local Plan will be adopted by the Common Council on 15th January 2015. Upon adoption the Local Plan will supersede the Core Strategy and UDP.
19. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles and the Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the heritage assets.

Considerations

20. The Corporation in determining the planning application has the following main statutory duties to perform:
21. To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990).
22. To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
23. In considering whether to grant planning permission for development which affects a listed building or its settings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990).
24. When considering the application special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990).
25. The main issues for consideration in this case are:
 - The authorized use of the premises.
 - The acceptability of the proposed alterations.

The use

26. At the time the April 2000 planning permission was granted, the definition of A3 Use in the Town and Country Planning (Use Classes) Order 1987 included a restaurant, cafe, wine bar or public house.

27. This was altered in the 2005 amendment to the Use Classes Order, which introduced separate classifications for restaurants and cafes (Use Class A3), drinking establishments (Use Class A4) and hot food takeaways (Use Class A5).
28. Although the application premises has never been occupied since the 2000 permission was implemented, it can be used as a restaurant, bar or public house without the need for a further planning permission. Paragraph 22 of ODPM Circular 03/2005 states that:

“...unless otherwise indicated a planning permission is interpreted on the basis of the Use Classes Order in force at the time that the consent was given. Therefore..., if an unimplemented consent for an A3 use was granted before 21 April 2005, it will continue to permit changes of use to all of the former uses permitted by the former A3, including drinking establishments and take-away uses.”
29. Once the use is implemented it cannot change to another use class without the benefit of planning permission unless it would be permitted development. The use of the premises as a public house is authorized and the objections raised to its use cannot be taken into account.

The accessible doors

30. The proposed alterations to the western bay on Tallis Street provide a double door in the same location as a single door approved in the 2000 redevelopment scheme, although not implemented in the approved details.
31. The current ground floor window arrangements are not original to the building.
32. The proposed accessible door facilitates access for people with disabilities into the premises by leading to a platform lift. The ground floor is 60cm above the external street level.
33. The proposed doors and surround would be glazed in painted softwood frames similar in nature to the adjoining windows, which would remain as existing.
34. The design of the proposed alterations is considered to be acceptable in the context of the building and conservation area and would not be detrimental to the setting of the adjoining listed buildings.

Conclusion

35. The proposed entrance provides access for disabled persons in a location where an entrance door has been previously approved.
36. Whilst the expressed concerns of residents are acknowledged, the majority of them cannot be taken into account as the authorized use of these premises includes public house use (Class A4), which existed when the adjoining residential units were implemented.
37. In the circumstances it is considered that the proposal complies with the Development Plan and that there are not planning grounds to refuse the application.

Background Papers

Internal

Memo 17th November 2014 Department of Markets and Consumer Protection

External

Application Documents:

Design and Access Statement 7th October 2014 Darren Law Architecture

Representations:

E-mail 19th October 2014 Pat Wilson

E-mail 19th October 2014 Mr Philip Lobb

Letter 20th October 2014 James Honeyman

E-mail 21st October 2014 Mr Rhodri Lewis

Letter 21st October 2014 Graham Packham CC

E-mail 21st October 2014 Bleddyn Rees

E-mail 24th October 2014 Mr Shretan Dholakia

E-mail 24th October 2014 Mr Ian Croxford QC

E-mail 29th October 2014 Robert Coppage

Letter 30th October 2014 Natalie Stopps

Letter 3rd November 2014 City of London Conservation Area Advisory Committee

Appendix A

London Plan Policies

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

ENV29 High standard of shopfront design

To ensure that the provision of shopfronts is of a high standard of design and appearance and to resist inappropriate designs and alterations.

SCHEDULE

APPLICATION: **14/00998/FULL**

Whitefriars House 6 Carmelite Street London

Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) details of windows and external joinery;
 - (b) details of the finish to the new entrance reveals;
 - (c) details of the opening and closing mechanism to the new entrance doors.REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development, to ensure that the development will be accessible for people with disabilities and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, ENV29, CS10, CS12.
- 3 The entrance doors hereby approved shall be used for ingress and egress only and shall not be used to service the premises or for refuse collection purposes.
REASON: In order to protect residential amenities in accordance with the following policies of the Core Strategy: CS15, CS21.
- 4 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Location Plan, Drawing Nos. 1135-12-010G, 1135-14-013B, 1135-14-031.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

Wells, Janet (Built Environment)

11,100998

From: PLN - Comments
Subject: FW: Objection to application

From: Pat Wilson
Sent: 19 October 2014 14:05
To: PLN - Comments
Subject: Objection to application

Dear Mr Hart,

I would like to lodge my objections to the application to install new entrance doors and glazed surround on the Tallis Street elevation of 6 Carmelite Street.

The conversion of the property to a public house is undesirable and unnecessary in this quiet residential area . It would severely disrupt and disturb residents in Temple House and Victoria House who have an expectation of quiet surroundings and lack of disturbance to allow their young children to sleep from 7pm and for their older vulnerable children not to be accosted by drunken revellers on their return home. The narrow streets are not suitable for the additional waste disposal and traffic that would be incurred. The area is already served by numerous drinking and eating opportunities in the nearby Fleet Street area which is not residential.

Yours sincerely

Dr Patricia Wilson

Wells, Janet (Built Environment)

Subject: FW: Comments for Planning Application 14/00998/FULL

From: Wells, Janet (Built Environment)
Sent: 20 October 2014 10:12
To: Hart, Liam
Cc: Wells, Janet (Built Environment)
Subject: FW: Comments for Planning Application 14/00998/FULL

Liam

Tick taken out

Regards

From: PLN - Comments
Sent: 19 October 2014 11:30
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:29 AM on 19 Oct 2014 from Mr Philip Lobb.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Proposal: Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Philip Lobb
Email:
Address: Flat 2 Temple House 6 Temple Ave London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
- Traffic or Highways

Comments: Strongly object under all 3 categories. This is a quiet residential area and our front entrance is metres along from proposed development entrance. The increase in late night noise from revellers will directly affect the peace and quiet enjoyment of our property at times when we are likely to be trying to sleep. In addition there are several babies in the block whose bedtime is likely to be around 7pm. There will be additional environmental pollution from taxis, delivery lorries and refuse collection lorries which are already a noise pollutant in the area. Extra street rubbish is inevitable - there are no waste bins on the roads due to security issues. Extra cigarette butts thrown outside our properties, incidences of uncleaned vomit... the list goes on. There more than sufficient restaurants, bars and other eateries a few minutes walk away in the commercial area of Fleet Street and therefore this proposal is superfluous to requirements with residents needs more than catered for. In addition there are several vacant restaurant /bar premises in the nearby area which give testament to this and could also be used by new businesses ventures.

Apartment 24, Temple House

6 Temple Avenue

London

EC4Y 0DF

20/10/14

Dear Sir,

Planning Application Ref- 14/00998/FULL

6 Carmelite St, London, EC4Y 0BX

Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N

I write as an extremely concerned resident of Temple House, located a mere 25 yards from the applicants front door. Although this is a planning application, the application is clearly the precursor for a premises licence application given the plans describes the user as a 'contemporary pub'.

I also note that the applicant has made minor modifications to an earlier application and that the title of the application now states an A4 use and not an A3 use. According to the City Of London's website, the unit in question has permission for an A3 use and therefore presumably a change of use permission is also needed.

I write to OBJECT in the strongest terms for the following reasons;

1. **Nature of the proposal-** The application description lists the proposal as "to serve the restaurant use (A3 Use Class)" but the applicant has entitled the plans 'The Carmelite- a contemporary pub'. Further inspection of the floorplans indicates a large scale operation of 124 covers, plus bar area, set over two floors. The ground floor is marked for bar/dining use and clearly there is nothing preventing alcohol sales being the predominate driver of the operation. The lower ground floor is marked as a 'wine cellar', with no reference to any associated restaurant use. Clearly what we are being asked to comment on is a large scale pub and wine bar, potentially selling a bit of food on the side.
2. **Scale-** The applicant proposes a ground floor and lower ground floor pub and wine bar of some 124 covers, plus bar area. As referenced above, the scale is wholly inappropriate for the area.



ACKNOWLEDGED

3. **Conservation Area and Design-** Whitefriars House is situated in the City Whitefriars conservation area. I'm sure you will be aware of the fine period architecture surrounding Whitefriars House, including but not limited to, The City of London School, established in 1879 and the Former Guildhall School of Music. Besides the clear lack of details concerning materials and finishes, the proposal has potential to negatively impact on the character of the area, which once lost, cannot be reclaimed. The modern proposals appear out of character with the area and lack sensitivity. A pub/wine bar use is therefore not appropriate for the area.
4. **New Accessible Entrance-** Whilst I do not object to an accessible entrance, the location of the entrance is unsuitable. I say this as it also appears to be the location for deliveries, denoted by the floorplan showing the 'Store' and 'Hoist' located through these doors. The location of the delivery/service door some 25 yards from residents bedroom windows is not appropriate and has the potential to cause a large amount of disturbance. Presumably, like most pubs, deliveries would take place early in the morning, say 6-7 am and involve moving heavy items such as barrels/kegs, all of which would create a significant residential disturbance.
5. **Residential Amenity-** The proposed applicant's location is a stone's throw from two significant residential blocks, Temple and Victoria House's. Combined, there are approximately 60 apartments across the two blocks. The living room and bedrooms of a significant number of apartments are located no more than 25 yards from the applicant's front door.

Whitefriars is designated as a residential area in the City of London Local Plan and residents have a right to quiet enjoyment of their property. Residents already experience isolated instances of disturbance from the wine bar directly opposite Temple House, 'Tempio' and the surrounding pubs, 'Jamie's and 'The Harrow'. There have been numerous occasions when residents have contacted the Environmental Health and/or The City of London police departments, often out of hours, to report such noise disturbances and this is an ongoing issue. Further potential disturbance does not need to be encouraged. The City of London is home to relatively few but strongly established pockets of residential community. The application area is relatively quiet with little footfall and would not welcome significant changes to this. The City should be looking to encourage residential and commercial uses to co-exist with the understanding that residents amenity is protected in the evening and early morning. The City of London is one of the few Local Authorities to successfully apply for exemption from the automatic rights owners would have had to convert from office use to residential under Permitted Development Rights. I would have thought that the City of London therefore wishes to maintain the rights of existing residential communities to a peaceful existence and encourage what residential accommodation does exist.

6. **Surrounding Drinking Establishments/Anti-Social Behaviour-** There are already a significant number of pub, bar and restaurant (with premises licence) establishments within the near vicinity. During my 8 years of living at Temple House, there has been a clear increase in anti-social behaviour and late night issues, nearly all alcohol related. The property is not suitable

for an additional pub and wine bar and due to its relatively hidden nature compared to the other establishments, it could become a magnet for anti-social behaviour. I have experience in this field and to make the business work, I would imagine a significant number of 'promotions' would need to be run which would probably take the form of cheap drinks and later opening hours, encouraging irresponsible drinking and exacerbating anti-social behaviour.

Given the nature of the site, where does the applicant propose that customers wishing to smoke would stand? The pavement to the Tallis St entrance is too narrow given the adjacency of the Barclays Cycle Scheme docking station and therefore residents may have to put up with multiple intoxicated drinkers below their window smoking and talking loudly late at night. This is clearly not an acceptable position.

7. **Additional Refuse/Waste-** The proposal doesn't appear to take into account the unsuitability of the site for the volume of waste generated by the proposal.

Whilst the residents of Temple and Victoria House are committed to strongly fighting this proposal, given the history of the site it is surprising that the applicant is persisting with a site that is so completely unsuitable for a pub. I can only presume that as the freeholder is a specialist leisure property agency, there is a desire to push a leisure end user regardless of suitability. This does not bode well for the prospective occupier.

In summary, I strongly object to this proposal and believe it will lead to a serious loss of residential amenity and character of the area.

Please acknowledge receipt of this letter of objection.

Yours sincerely,

James Honeyman

From: PLN - Comments
Sent: 21 October 2014 11:12
To: Hart, Liam
Subject: Comments for Planning Application 14/00998/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:12 AM on 21 Oct 2014 from Mr Rhodri Lewis.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Proposal:

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Rhodri Lewis
Email: Not specified
Address: 25 Victoria House 25 Tudor Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity

Comments: I should like to support my neighbours in their objections. I am concerned that there will be an unacceptable impact on their residential amenity for the reasons given by those who would live closest.

Sent: Tuesday, 21 October 2014, 11:01
Subject: Re: 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Mr Hart

Please find attached my representation concerning the above application.
Please confirm receipt.

Regards

Graham Packham CC

Attachment(s) from Graham Packham | View attachments on the web
1 of 1 File(s)

 Tallis Street Planning Application 21.10.14.pdf

Posted by: Graham Packham

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14 Victoria House
Tudor Street
London EC4Y 0DD
21th October 2014

Subject: Planning Application Ref: 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Sir

I am a Common Councillor for Castle Baynard but write as a Ward resident and Chairman of the Residents' Association for Temple and Victoria Houses concerning the modified application above described in the original application as 'alterations to shopfront'.

The premises concerned is part of Whitefriars House which is situated in the City Whitefriars conservation area, although described in the application as a shop it is not, and as far as I am aware never has been.

Whitefriars House is situated opposite both the Former Guildhall School of Music building and Carmelite House, and is near 9 Carmelite Street and Sion College all four of which are listed, and is a fine example of the late Victorian and Edwardian architecture in its immediate vicinity (see photograph).



Given the sensitivity of the location, the proposal to add a modern style glazed door is completely out of character with the area, although the withdrawal of the application for sliding windows is welcome.

Unfortunately the continuing absence of reasonable detail concerning the materials to be used and finishes for the proposed additional entrance should mean that the application is refused; otherwise the applicants will be given carte blanche to disfigure a fine old building.

I would also like to make the following additional points:

Temple House is located 25 yards from the building on the same street (Tallis Street) and is a residential block with 30 apartments.

Whitefriars is designated as a residential area in the City of London Local Plan.

The premises has planning permission to be used as an office as well as for a restaurant/bar.

Flawed planning decisions concerning premises intended to be used for licensed businesses usually have long lasting and extremely negative impacts in residential areas. These often prove to be impossible or very difficult to ameliorate generating significant unnecessary work for the police, the City Licensing team and Environmental Health, as well as misery for residents and it is important that such mistakes are avoided as much as possible in this case.

Unfortunately planning permission was granted for A4 use in 2000 despite the clear unsuitability of the premises for this purpose due to serious and fundamental issues with its ventilation, the storage

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ACKNOWLEDGED

and disposal of rubbish and the shape and configuration of the space internally. It is telling that the application is completely silent on these issues.

The Whitefriars area has little passing trade and two separate attempts to establish a licenced restaurant in Northcliffe House at the junction of Whitefriars Street and Tudor Street (some 100 yards away) have failed, and that premises which would seem to be a more attractive and obvious location for a restaurant is once again currently vacant.

I have lived in Victoria House (adjoining Temple House) since 2003 and during this time the premises in Whitefriars House has been continually vacant which reflects its lack of attraction for use as a restaurant. This means that any attempt to establish a successful licensed business will almost certainly end in failure, and the proprietors will attempt to achieve viability through extending opening hours, and possibly staging promoted events which will generate noise at night.

The area currently enjoys a low level of ambient noise at night and the sort of late night noise that accompanies licensed premises will inevitably be disruptive to the residents in Temple House.

These points have the following implication if the Planning Committee is minded to grant permission for alterations:

Any additional entrance should be sited as far as possible from Temple House; the current application does precisely the opposite. This is another reason why the application should be refused.

If a licensing application for the premises is made our residents will consider this an unwelcome development and would press for a number of licensing conditions to be imposed, specifically:

Any new entrance is to be used solely for disabled access or use as an emergency exit and for NO OTHER purpose during trading hours.

All windows and doors to be kept closed during trading to prevent disturbance from noise leakage.

As well as numerous other conditions to ensure no nuisance is caused.

Our residents recognise that the premises cannot remain empty and should be used for commercial purposes, but given its proximity to a large residential block it is clearly unsuitable for use as a Licenced premises. We would urge the owners to actively seek a tenant to take on the lease for office purposes.

Please confirm receipt of this letter and can you also let me know how this application will be dealt with; and if it will be heard by the Planning Committee let me know the date.

Yours sincerely

Graham Packham CC

Wells, Janet (Built Environment)

From: Hart, Liam
Sent: 21 October 2014 12:37
To: DBE - PLN Support
Subject: FW: Planning Application - 6 Carmelite Street London EC4Y 0BX [1 Attachment] - 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear DBE – PLN Support,

Pleased find below a representation regarding application 14/00998/FULL.

Please can you print, upload and acknowledge?

Thank you,

Liam

Liam Hart
Planning Officer
Development Division
Department of the Built Environment
City of London
Telephone 0207 332 1795
www.cityoflondon.gov.uk

From: Bleddyn Rees [mailto:
Sent: 21 October 2014 11:17
To: Hart, Liam
Subject: Planning Application - 6 Carmelite Street London EC4Y 0BX [1 Attachment] - 14/00998/FULL - 6 Carmelite Street London EC4Y 0BX

Dear Mr Hart,

I own Apartment 6 Temple House, Temple Avenue and object to the above planning application for the reasons contained in the letter from Mr Graham Packham.

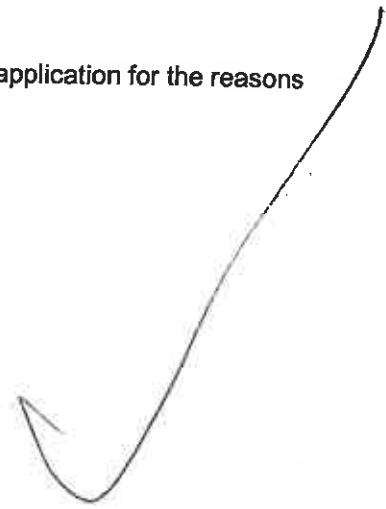
Please acknowledge receipt.

Thank you.

Regards

Bleddyn Rees

Apartment 6
Temple House
Temple Avenue
EC4Y 0BX



ACKNOWLEDGED

----- Forwarded Message -----
From: Graham Packham
To: "Hart, Liam" <Liam.Hart@cityoflondon.gov.uk>

Hassall, Pam

From: PLN - Comments
Sent: 24 October 2014 12:02
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:01 PM on 24 Oct 2014 from Mr Shretan Dholakia.

Application Summary

Address: Whitefriars House 6 Carmelite Street
London EC4Y 0BS

Proposal: Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Shretan Dholakia

Email:

Address: Apt 17 Temple House 6 Temple Ave
Whitefriars London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity
- Traffic or Highways

Comments: No fresh details. I object to the aforementioned planning application on the following grounds: (1) The immediate vicinity is designated as a conservation area. Altering any facades materially will negatively impact this notion. (2) The application is referred to as a shop but it certainly has not been utilized as such in recent memory: I have lived in the Temple residential area since 2003. As a side bar, the applicant has not even bothered to spell check the street name: its Tallis Street, NOT Tallist Street. (3) There are two main residential buildings in the immediate vicinity: Victoria and Temple Houses (approx. 60 apartments). Many of

the residential apartments overlook a central atrium that is shared with Jones Day. This atrium has the effect of amplifying any surrounding noise. Furthermore, this amplification is more acute after 8pm. Therefore the original resident rules prohibit excessive noise pollution after 8 pm. The area is also a designated residential area in the City of London local plan. (4) Adding sliding windows has 2 further negative implications: detracts from the character of the surrounding buildings, and propels any future noise dissemination further. How else does the proposed application destroy the traditional architecture in a conservation area? This is entirely unclear to me due to a lack of detail on the use of construction materials and external finish. (5) If this application is approved, it seems logical that the applicant's next step would be to get the premises licensed. This will lead to excessive noise pollution, potential anti-social behaviour, altercations with the residents, additional call outs for the local police (detracting from their more pressing duties), and additional vehicle traffic/waste disposal issues in a residential area. (6) A couple of prior applications (in the immediate vicinity of Tudor Street) seeking approval for a licensed restaurant have failed. It seems logical to apply the same tests to this applicatio

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Comments for Planning Application 14/00998/FULL

From: PLN - Comments
Sent: 24 October 2014 15:24
To: PLN - Comments
Subject: Comments for Planning Application 14/00998/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:24 PM on 24 Oct 2014 from Mr Ian Croxford QC.

Application Summary

Address: Whitefriars House 6 Carmelite Street London EC4Y 0BS
Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N).

Case Officer: Liam Hart

[Click for further information](#)

Customer Details

Name: Mr Ian Croxford QC
Email:
Address: 17 Victoria House Tudor Street London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
- Traffic or Highways
Comments: The development to which this proposal relates in undesirable in a quiet residential area / conservation area. There are already vacant premises in the vicinity which could be used for a public house etc. but which are unoccupied because of lack of demand. There are moreover existing public houses within a very few yards of this site. Doubtless competing for custom will lead to trading "down and down market" to seek custom e.g. Happy Hour every day from noon til late / as much as you can hold for £5 etc.! The particular proposal will unnecessarily introduce incongruous elements into an attractive character building. Given that efforts are otherwise made to preserve the character of the

neighbourhood to permit this proposal.

Adjei, William

From: Hart, Liam
Sent: 30 October 2014 09:41
To: DBE - PLN Support
Subject: FW: 6 Carmelite Street, London EC4Y 0BX - 14/00998/FULL

Sent: 29 October 2014 20:18
To: Hart, Liam
Subject: 6 Carmelite Street, London EC4Y 0BX - 14/00998/FULL

Dear Mr Hart

I am the owner of Flat 8, Temple House and strongly object to the proposed application.

Whilst I acknowledge that the application has been modified, it still does not recognise that the premises are situated in a conservation and tranquil area.

My objections:

- Noise pollution - the streets are narrow surrounded by high rise buildings. The entrance to the proposed development is just metres away from the entrance to Temple House. Of particular concern is the way in which people congregate on streets and the impact it will have on residents not only with the increased level of noise but also with litter/cigarettes. We already experience noise pollution from taxis, delivery vans and refuse collections and this will increase.
- The surrounding area already affords plenty of bars and restaurants - businesses, tourists and residents needs are more than catered for by a range of places within walking distance.

Please acknowledge receipt by return.

Regards.

Robert Coppage

Sent from Windows Mail



ACKNOWLEDGED

Apartment 3
Victoria House
25 Tudor Street
London
EC4Y 0DD

Liam Hart
Case Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
EC2P 2EJ

ACKNOWLEDGED

30 OCT 2014

By email only:
liam.hart@cityoflondon.gov.uk

30 October 2014

Dear Mr Hart

Whitefriars House, 6 Carmelite Street, London EC4Y 0BS

Planning Application Reference: 14/00998/FULL

Applicant: The Contemporary Pub Company

“Installation of new accessible entrance doors and glazed surround on the Tallis Street elevation of the building in association with the public house (Use Class A4) (public house use approved under planning permission dated 11.04.2000, ref: 5203N)”

I refer to the above revised application by The Contemporary Pub Company, which, as I understand it, is trying to raise funds to fit out the premises as a pub, this being the first of a chain of 5 pubs that the applicant hopes to open by 2019 - at which time the applicant's owners intend to exit from the business.¹ Whilst the revised Design and Access Statement for the revised application continues to refer to alterations to a “shopfront”, so far as I am aware, the premises have never operated as a shop. They have been vacant for as long as I can remember, no doubt due to the lack of passing trade.

I am the owner of a ground floor apartment in Victoria House, which is one of two period buildings (the other being Temple House) converted by St George into 60 high quality residential apartments in around 2003. I have owned my apartment since 2005 and it is my full time home. Victoria House faces onto Tudor Street and Temple Avenue. Temple House

¹ See further the applicant's website for fund-raising purposes at the following address:
<http://www.contemporarypubs.com/the-investment.html>



faces onto Temple Avenue and Tallis Street. The Temple House apartments on the Tallis Street side are just yards away from the premises in question.

Whilst the application form submitted by the applicant describes the last use of the site as “planning permission for wine bar”, I do not believe that this fully reflects the factual position. According to the City of London website, planning permission for class A3 use (as a “restaurant/wine bar”) was granted in 2000 (under City of London ref. 5203N).² However, in 2009, following a number of years of unsuccessful marketing of the premises for this type of use, the owners at the time applied for permission to change the use to class B1 (office) use. This application was granted and in 2012, the current owners of the building (Christie & Co) applied for and obtained an extension of time (until August 2015) for implementing the extant permission for B1 use. Accordingly, the premises may currently be used as offices as an alternative to the permitted A3 restaurant/wine bar use. An office use would be entirely in keeping with the existing use of neighbouring buildings (and indeed the upper floors of Whitefriars House itself). An office use would also assist in protecting and preserving residential amenity for those of us living in close proximity to the premises.

I write to object to the revised application for the following reasons:

1. Whitefriars House lies within an historic part of the City of London and in particular within the City Whitefriars conservation area. I welcome the applicant’s concession in abandoning its previous application for unsympathetic sliding windows (which, given the “echo chamber” effect in Temple Avenue and Tallis Street, would have severely impacted upon residents’ quiet enjoyment of their homes). However, there remains a lack of precision regarding the design, specification and finish of the new “accessible entrance”, with the applicant’s drawings suggesting that it will have contemporary-style glazed doors. This, taken together with suggestions on the applicant’s website that the premises will have a “semi-industrial” design, gives rise to a concern that the entrance will not be in keeping with surrounding period architecture.
2. In addition, the new “accessible entrance” is still to be located at the nearest point to the apartments in Temple House, which is not conducive to minimising noise disturbance to residents:
 - I note that the Design & Access Statement states (clause 2.2) that “*the new entrance will be for wheelchair uses [sic] with the primary entrance and lobby on the corner of Tallis Street and Carmelite Street*”. Does this mean that the “accessible entrance” will be reserved exclusively for wheelchair users?
 - The Design & Access Statement goes on to say (clause 2.3) that “*the building will be serviced by the existing entrances off Carmelite Street*”, which I assume means the “primary entrance” at ground floor level and another

² It is unclear to me whether (as the applicant seems to assert) the class A4 “public house” use to which the applicant wishes to put the premises automatically falls within the scope of the class A3 permission granted in 2000, or whether the applicant in fact requires a separate permission for change of use to class A4.

entrance on Carmelite Street which, I understand, contains stairs giving access to the basement. However, whereas a plan of the proposed layout of the ground floor of the premises has been uploaded to the City of London website in connection with the revised application, it appears that a plan of the proposed layout of the basement has not. This means that there are no details, within the revised application, of the current proposed location of (and access to) any store or refuse areas that may be incorporated at basement level. An undated plan of the basement displayed on the applicant's website for funding purposes³ designates an area behind the "accessible entrance" and platform lift (at basement level) as a wine cellar. It also shows a very substantial store area adjacent to the Carmelite Street stairway at basement level, but apparently without any direct access into the store area from that stairway.

- In the interests of clarity, therefore, I would invite the applicant to (i) provide an up to date plan for the proposed layout of the basement of the premises; and (ii) specifically confirm whether it is intended that the "accessible entrance" and platform lift will be used for any purpose other than to enable disabled persons to enter and exit the premises. This is a key issue for residents, as the potential for significant noise disturbance at unsocial hours (especially from alcohol deliveries or early morning refuse collections) is obvious.
- Noise disturbance from the premises is a particular concern on account of the "echo chamber" effect in Temple Avenue and Tallis Street, which is well known to those of us living in Temple House and Victoria House and appears to result from a combination of narrow streets and tall buildings. The ambient noise levels in the area very early in the morning, at night and at weekends, are generally very low. This means that any noise disturbance from deliveries/collections or licensed premises is magnified. Accordingly, in the event that any permission were to be granted for the "accessible entrance", I would respectfully request that such permission contains a condition that this entrance is only to be used to enable disabled employees, patrons or visitors to enter and exit the premises and that it is not to be used for any other purpose, whether during or outside trading hours.

I assume that if this application is granted, it will be followed by an application for a premises licence, as the premises are currently unlicensed. Given that this is currently a planning matter, I do not propose to set out in any detail the objections that I would have to the granting of a premises licence. However, I do have a number of fundamental concerns arising from, for example, the location and proposed configuration of the premises; the apparent lack of appropriate provision for the storage and collection of refuse; the proximity of the premises to a large number of residential apartments; and the nature and scale of the proposed operation. I will articulate those concerns fully at the appropriate time.

Yours sincerely

Natalie Stopps

(Letter unsigned as the writer currently has no access to printing facilities.)

³ See http://www.contemporarypubs.com/uploads/1/0/7/3/10738400/basement_current.pdf