

Delegated Report		Analysis sheet		Expiry Date:		24/03/2014	
		N/A		Consultation Expiry Date:		27/02/2014	
Officer				Application Number(s)			
Mandeep Chaggar				2014/0673/P			
Application Address				Drawing Numbers			
130-134 Southampton Row London WC1B 5AF				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an infill enclosure over existing lightwell, with installation of 7 rooflights at ground floor level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	33	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 5/02.2014. No responses were received.					
CAAC/Local groups comments:		Bloomsbury Conservation Area Committee - No comments received.					

Site Description

The 9 storey plus basement hotel building is located on the north east side of Southampton Row, a main central London vehicular route lined with shops/restaurants at ground floor level with office and residential above and a number of hotels. The hotel has bedrooms on floors 1 – 7 and is arranged around a central light well. To the north west corner of the main light well there is a small triangular portion that extends down to ground floor level. The site falls within the Bloomsbury Conservation Area.

Relevant History

There is no relevant history.

Relevant policies

NPPF (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP1 Mixed use development

DP14 Tourism development and visitor accommodation

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 Design

CPG 6 Amenity

Assessment

1.0 Proposal

1.1 This application seeks full permission for an infill enclosure over an existing lightwell, with installation of 7 rooflights at ground floor level.

1.2 The main material planning considerations are;

- Principle of extension to hotel in Central London
- Impact on the conservation area and design host building
- Amenity

2.0 Principle of extension to hotel in Central London

2.1 This application is located in Central London. The proposed rear extension would provide an additional 6.8sqm. DP1 states that where more than 200sqm (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing. The proposed extension at 6.8sqm is considerably below this figure, and as such, affordable residential floorspace does not need to be included within the proposal.

2.2 The proposed extension is an infill extension which cannot be viewed from the streetscene or surrounding buildings.

3.0 Impact on the character and appearance of the conservation area and the host building

3.1 The application site is located within the Bloomsbury Conservation Area. The only visual alteration to the building would be the infilling of the 6.8sq.m opening in the roof over the ground floor accommodation at the base of the existing light well. The proposed roof would match the existing flat roof. The proposed extension, by reason of its position would not be visible from the street or surrounding buildings. It is not out of character with the existing building and would be an improvement to the existing light well.

3.2 As such the proposal is considered not to harm the character and appearance of the hotel or conservation area.

4.0 Amenity

4.1 The proposed infill extension, by reason of its position enclosed within the hotel building is considered not to have any impact on the amenity of adjoining occupiers in terms of loss of light, outlook or privacy.

4.2 As such the proposal is considered to not harm the amenity of adjoining occupiers.

Conclusion

The impact on the conservation area is relatively minor, the proposed works are considered to be an acceptable form of development that would adhere to the spirit of the Local Development Framework and other material considerations.

Recommendation: Grant planning permission.

