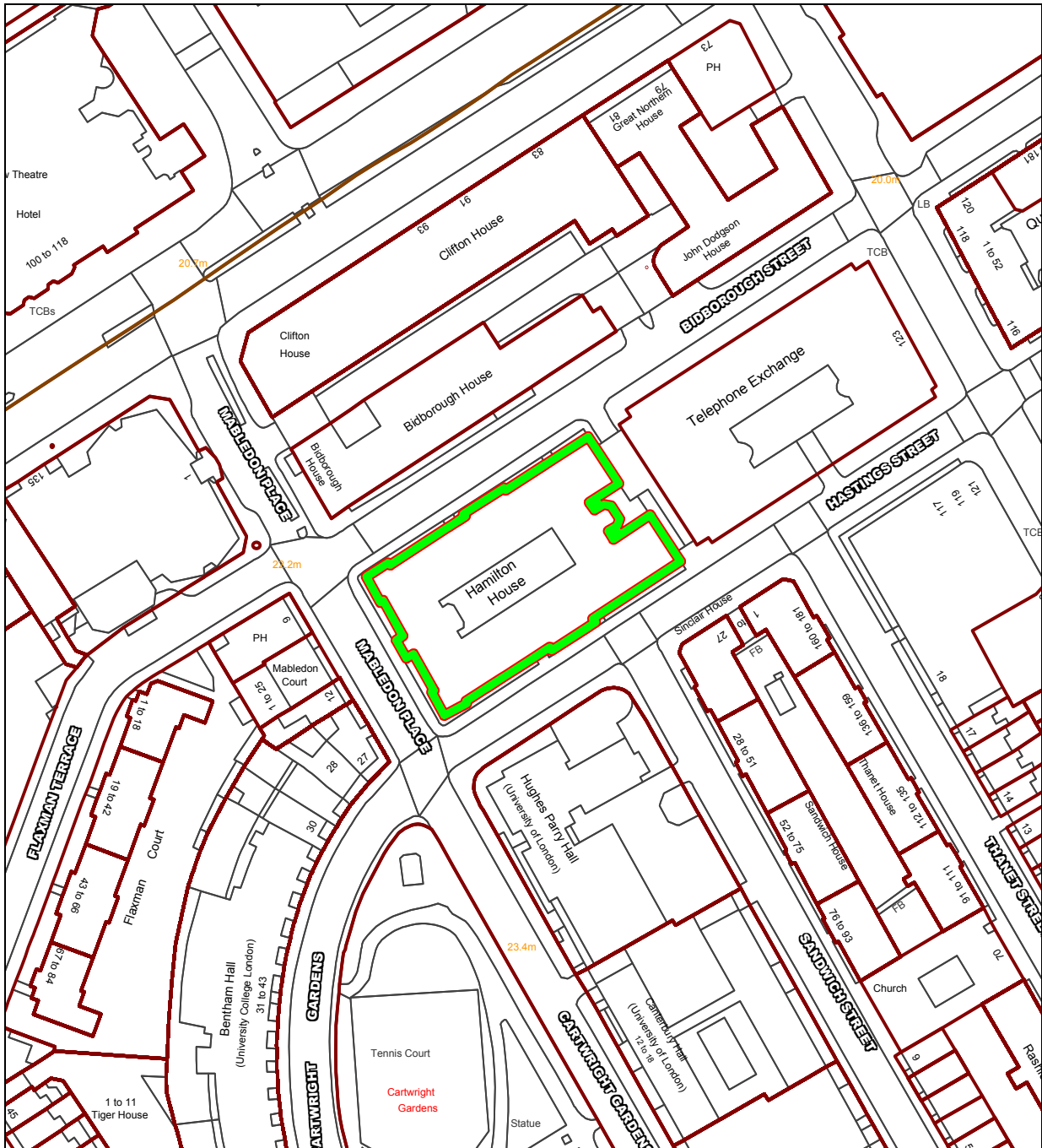


2013/6584/P National Union of Teachers, Hamilton House, Mabledon Place



Siteplan



Mabledon Place



Hastings Street



Bidborough Street

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	09/12/2013		
	N/A		Consultation Expiry Date:	21/11/2013		
Officer		Application Number(s)				
Rachel Miller		2013/6584/P				
Application Address		Drawing Numbers				
National Union of Teachers Hamilton House Mabledon Place London WC1H 9BD		Refer to draft decision notice				
Proposal(s)						
Installation of a glazed canopy structure over the entrance on Hastings Street. Installation of new doors on Hastings Street and Bidborough Street with the addition of handrails on each side of the main entrance steps.						
Recommendation(s):	Grant conditional planning permission					
Application Type:	Full Planning Permission					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	00	No. of objections	00
			No. Electronic	01		
Summary of consultation responses:	Press notice published from 31/10/2013 to 21/11/2013. Site notice displayed from 23/10/2013 to 13/11/2013. No comments received					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – object on the following grounds: “Generally the doors are an improvement. But glass panels in the bottom section will not look right.” Officer comment See section 2.3 of assessment					

Site Description

The site comprises a five storey building located on the corner of Cartright Gardens, Bidborough Street and Hastings Street. The building was built in 1913-14 as the headquarters for the National Union of Teachers.

The building is located within the Bloomsbury Conservation Area and is noted in the Conservation Area Appraisal as being a building that makes a positive contribution.

Relevant History

2013/0078/P - Alterations to front entrance to include resurfacing of main entrance steps and installation of handrails to each side of entrance steps at Mabledon Place, installation of glazed canopy at Hastings Street entrance, and replacement of double doors at Bidborough Street and Hasting Street entrance to existing office building (Class B1). Withdrawn on 28/02/2013

Relevant policies

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 (Design)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

NPPF 2012

London Plan 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the installation of a glazed canopy above the disabled entrance on Hastings Street, new hand rails to both sides of the main front entrance on Mabledon Place and replacement doors (x1 on Bidborough Street and x2 on Hastings Street) to match the existing wood with upper glazed panel doors already present at one entrance on Bidborough Street.

1.2 The main planning issues to be considered are the impact on the character and appearance of the building and the conservation area and the impact on the amenity of neighbours.

2.0 Design

2.1 Policies CS14 and DP25 seek to ensure that all development within Camden's conservation areas *preserves and enhances* the special character and appearance of that subject conservation area.

2.2 This application follows the withdrawal of application 2013/0078/P (see history section) for the same proposal which Officers considered the canopy to be unacceptable in design terms. This has now been revised and the canopy is considered an appropriate and simplified design.

2.3 The Bloomsbury CAAC has objected to the application on the grounds that the glass panels in the bottom section of the door would be out of keeping with the existing building. There are no glazed panels proposed as part of the proposals. The doors would match the existing doors on Bidborough Street with a glazed section at the top of the door only (and a solid wood construction below). It is noted that the originally submitted plans incorrectly described a lower glazed panel. This reference has now been removed and the CAAC objection is considered to have been fully addressed. There are no objections in design terms to the proposed new handrails.

2.4 As such the proposed alterations would not harm the appearance of the host building and accordingly they are considered to preserve and enhance the character and appearance of conservation area, in accordance with policies CS14, DP24 and DP25 of the LDF.

3.0 Amenity

3.1 There are no amenity concerns as a result of the proposed design changes.

4.0 Recommendation:

4.1 It is recommended that the application is approved with conditions.

Disclaimer

Decision route to be decided by nominated members on 9th December 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

Gould and Company
Hamilton House
Mabledon Place
WC1H 9BBApplication Ref: **2013/6584/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

04 December 2013

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted**

Address:

National Union of Teachers
Hamilton House
Mabledon Place
London
WC1H 9BD**DECISION**

Proposal:

Installation of a glazed canopy structure over the entrance on Hastings Street. Installation of new doors on Hastings Street and Bidborough Street with the addition of handrails each side of the main entrance steps.

Drawing Nos: Siteplan, Blockplan, (D3938/) 101, 102, 103, 104, 105, 004, 005, 006A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, Blockplan, (D3938/) 101, 102, 103, 104, 105, 004, 005, 006A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DRAFT

DECISION