

39 Great Russell Street



<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	09/09/2013
		N/A		Consultation Expiry Date:	15/08/2013
Officer			Application Number(s)		
Angela Ryan			2013/4439/P		
Application Address			Drawing Numbers		
39 Great Russell Street London WC1B 3PH			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Variation to condition 6 (development built in accordance with approved plans) of planning permission granted 08/06/2012 (ref: 2012/0021/P) as amended on 19/12/2012 (ref: 2012/5196/P) for extensions and alterations namely to include 3x obscured glass windows to side elevation at ground floor level.					
<b>Recommendation(s):</b>		Grant variation of condition (6)			
<b>Application Type:</b>		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	20	No. of responses	0	No. of objections	0
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed on 19/07/2013, expiring on 09/08/2012, and a public notice published in the local press on 25/07/2013, expiring on 15/08/2013. No representations have been received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify	<b>Bloomsbury CAAC:</b> Object on the grounds that without any site plan or idea of context it is impossible to assess the impact of the windows, although it looks as though there would be none ( <b>Officer's response:</b> A site location plan is not required for this type of application which is read in conjunction with the existing permission, and the applicant's submitted plans of the relevant elevation as existing, as approved, and as proposed are sufficient to clarify the changes. The proposed windows would be located in the side elevation to the rear projection of the property looking into an enclosed lightwell and therefore will not be visible from the public realm -See sections 1 & 2 of this report)					

## Site Description

The site comprises a four storey plus basement end of terrace building. The building's frontage is on the south side of Great Russell Street, wrapping around to Willoughby Street adjoining a four storey building. There is a two storey addition to the rear of the property. The building has established use of retail on the ground floor with offices above. The area is predominately commercial in character; however, there is an element of residential activity on some of the upper floors of the adjoining and surrounding buildings.

To the north lies British Museum a grade II\* Listed Building. The application site is not listed but lies within the Bloomsbury Conservation Area.

## Relevant History

### **39 Great Russell Street:**

In 1994 permission was granted for change of use for a limited period of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors from office to a maisonette (Ref: 9400379), and in 1995, 1997 and 1998 renewal of planning permissions were granted for the same proposal that was granted in 1994 (Ref: 9500647, PS9604160 & PS9804893 respectively).

In 2000 an application for extension of the temporary change of use of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors from office to residential was submitted and subsequently withdrawn.

In 2000 a refusal of planning permission was granted for the change of use of the first, second and third floors from office use (Class B1a) to three one bedroom flats (Ref: PSX0004351) and in 2001 permission was granted subject to a S106 agreement for car-free housing in connection with the change of use of the 1st, 2nd and 3rd floors from offices (Class B1a) to provide 1 x 1 bed and 1 x 3 bed maisonette (PSX0005223). The S106 was never signed.

29/07/11- Permission granted subject to a S106 for the change of use of upper floor (1st, 2nd and 3<sup>rd</sup> floors) from office (Class B1a) to 1x self contained 3 bedroom unit (Class C3). (Ref: 2011/1663/P)

08/06/2012- Permission granted for the erection of a rear extension at basement, ground, first, and second floor levels, creation of a roof terrace at second floor level; the installation of two new lightwells and enlargement of existing lightwells with glass block covers to pavement of Willoughby Street, and installation of a sliding rooflight at fourth floor level for use of the roof as a terrace in connection with the change of use and conversion of the ancillary retail and office space at rear basement and ground floors and offices at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors to create 2x 1 bed and 1x2 bed units. (2012/0021/P)

19/12/2012- Permission granted for Minor material amendment to planning permission (2012/0021/P) dated 8 June 2012 to include 2x obscured glass windows to side (east) elevation at first floor level; for the erection of a rear extension at basement, ground, first, and second floor levels, creation of a roof terrace at second floor level; the installation of two new lightwells and enlargement of existing lightwells with glass block covers to pavement of Willoughby Street, and installation of a sliding rooflight at fourth floor level for use of the roof as a terrace in connection with the change of use and conversion of the ancillary retail and office space at rear basement and ground floors and offices at 1st, 2nd and 3rd floors to create 2x 1 bed and 1x2 bed units. (Ref: 2012/5196/P)

## Relevant policies

### **Core strategy:**

**CS1-** (Distribution and Growth)

**CS5-** (Managing the impact of growth and development)

**CS14-** (Promoting high quality places and conserving our heritage)

### **Development policies:**

**DP24 –** (Securing high quality design)

**DP25 –** (Conserving Camden's heritage)

**DP26-** (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011:**

**CPG1- Design: chapters 1, 2,3, & 4**

**CPG6- Amenity: Chapters 6 & 7**

**Bloomsbury Conservation Area Appraisal and Management Strategy 2011**

**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### 1.0 Proposal:

1.1 The applicant proposed to vary condition (6) (development built in accordance with approved plans) attached to planning permission granted 08/06/2012 (ref: 2012/0021/P) for the erection of a rear extension at basement, ground, first, and second floor levels, creation of a roof terrace at second floor level; the installation of two new lightwells and enlargement of existing lightwells with glass block covers to pavement of Willoughby Street, and installation of a sliding rooflight at fourth floor level for use of the roof as a terrace in connection with the change of use and conversion of the ancillary retail and office space at rear basement and ground floors and offices at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors to create 2x 1 bed and 1x2 bed units.

1.2 Condition (6) attached to the permission was previously amended to include 2x obscured glass windows on the side elevation of the building at first floor level, and re-alignment of a second floor window on the flank elevation to align with a window proposed at first floor level (Ref: 2012/5196/P).

1.3 The current amendment proposes the installation of 3x obscured glazed windows located on the side (east) elevation of the site at ground floor level. The re-aligned second floor window on the flank elevation is also shown in the current proposed amendment so that it completely supersedes 2012/5196/P.

Condition 6 of the original permission (2012/0021/P) reads:

“The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1025.115 Rev A; 116 Rev B; 117; 118; 119; 120; 130; 131; 140; 141; 142; 310 Rev F; **311 Rev E**; 312 Rev A; 313 Rev A; 314 Rev B; 316 Rev B; 320 Rev A; **321 Rev C**; 330 Rev C; 331 Rev B; 332 Rev B; 333 Rev A; Lifetime Homes Statement by Nigel Bird Architects dated 28/02/12”.

Condition (6) of the original permission (Ref: 2012/0021/P) should now read:

### REPLACEMENT CONDITION 6

“The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1025.115 Rev A; 116 Rev B; 117; 118; 119; 120; 130; 131; 140; 141; 142; 310 Rev F; **055-WD-21B**; 312 Rev A; 313 Rev A; 314 Rev B; 316 Rev B; 320 Rev A; **055-SKD-52**; 330 Rev C; 331 Rev B; 332 Rev B; 333 Rev A; Lifetime Homes Statement by Nigel Bird Architects dated 28/02/12”.

### 2.0 Assessment:

2.1 The amendment proposes the installation of 3 x obscured glass windows on the side (east) elevation of the host building at ground floor level. The proposals would not be visible from the street or wider public realm, and will only be viewed from the upper floors of the adjoining property at no. 40 Great Russell Street. As such there would be no perceived change to the front (Great Russell Street) and side (Willoughby Street) façades of the host building and as such no design issues are raised. It is considered that the proposal would result in preserving the character and appearance of the host building and conservation area.

### 3.0 Amenity:

3.1 The proposed windows would not result in any direct overlooking into the adjoining premises as they are proposed to be of obscured glass.

3.2 It is not envisaged that the level of noise generated would be over and above that which is normally associated with

use as a dwelling house. As such it is considered that the proposal would not have any significant impact on existing neighbouring amenity.

**Recommendation: Grant permission for variation of condition 6**

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 2<sup>nd</sup> September 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

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Application Ref: **2013/4439/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

29 August 2013

Dear Sir/Madam

### ***DECISION***

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

#### **Variation or Removal of Condition(s) Granted**

Address:  
**39 Great Russell Street**  
**London**  
**WC1B 3PH**

#### **Proposal:**

Variation to condition 6 (development built in accordance with approved plans) of planning permission granted 08/06/2012 (ref: 2012/0021/P) as amended on 19/12/2012 (ref: 2012/5196/P) for the erection of a rear extension at basement, ground, first, and second floor levels, creation of a roof terrace at second floor level; the installation of two new lightwells and enlargement of existing lightwells with glass block covers to pavement of Willoughby Street, and installation of a sliding rooflight at fourth floor level for use of the roof as a terrace in connection with the change of use and conversion of the ancillary retail and office space at rear basement and ground floors and offices at 1st, 2nd and 3rd floors to create 2x 1 bed and 1x2 bed units. The amendment includes the installation of 3x obscured glass windows to side elevation at ground floor level.

Drawing Nos: Superseded drawings:(Prefix 1025) 311 Rev E; 321 Rev C  
Drawings for approval: 055-WD-21B; 055-SKD-52

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

Conditions and Reasons:

- 1 Condition 6 of planning permission granted on 08/06/12 under reference 2012/0021/P shall be replaced by the following condition:

REPLACEMENT CONDITION 6

The development hereby permitted shall be carried out in accordance with the following approved plans: - Site location plan; 1025.115 Rev A; 116 Rev B; 117; 118; 119; 120; 130; 131; 140; 141; 142; 310 Rev F; 055-WD-21B; 312 Rev A; 313 Rev A; 314 Rev B; 316 Rev B; 320 Rev A; 055-SKD-52; 330 Rev C; 331 Rev B; 332 Rev B; 333 Rev A; Lifetime Homes Statement by Nigel Bird Architects dated 28/02/12.

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

- 2 The three windows proposed on the east elevation at ground floor level, as denoted on approved plans 055-WD-21B; 055-SKD-52 (shown as serving a bedroom and a kitchen) shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the finished floor levels of the rooms in which the windows are to be installed and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

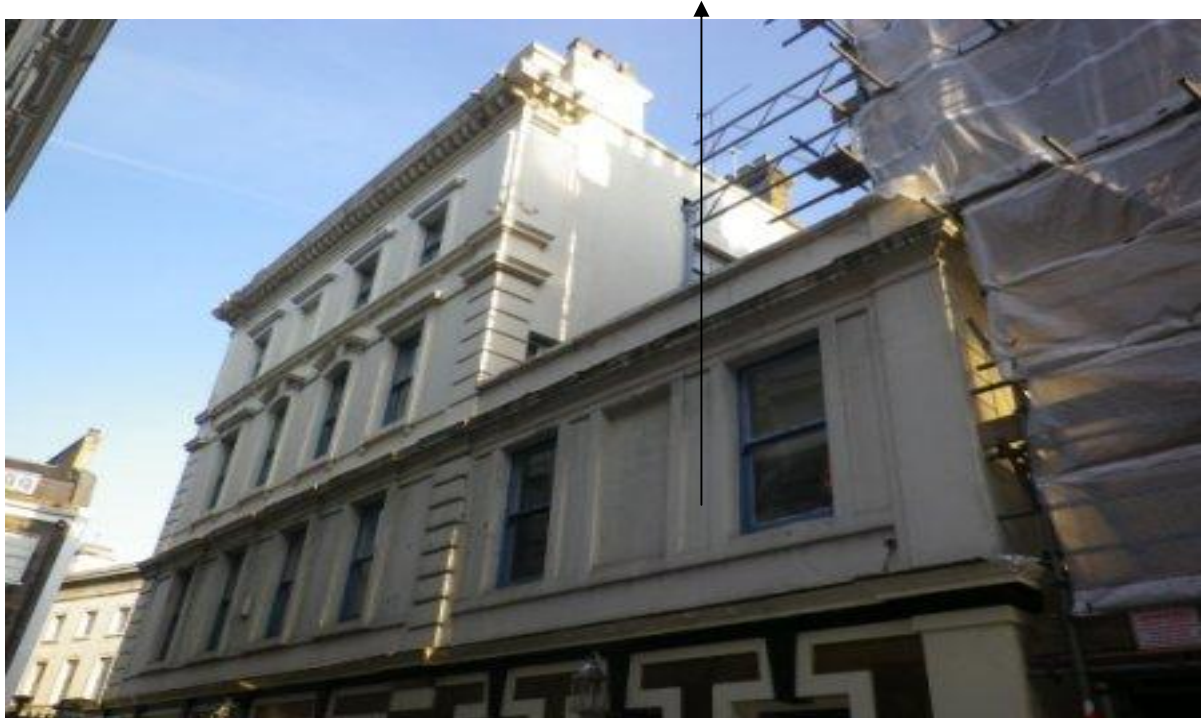


Yours faithfully

Culture and Environment Directorate

39 Great Russell Street

Willoughby Street- Existing two storey side elevation at the application site.  
The windows are to be installed on the opposite wall of the extension that faces the internal lightwell.



39 Great Russell Street

Existing 2 storey side extension (lightwell elevation on which the new windows are to be installed at ground floor level)