

Delegated Report		Analysis sheet	Expiry Date:	16/08/2013
		N/A	Consultation Expiry Date:	01/08/2013
Officer			Application Number(s)	
Gideon Whittingham			2013/3370/P	
Application Address			Drawing Numbers	
High Holborn House 52-54 High Holborn London WC1V 6RL			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of metal balustrade to 5th floor roof for provision of terrace and replacement of 2 windows for door access.				
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	145	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 03/07/2013 and a public notice was published in the Ham & High from 11/07/2013.</p> <p>An objection has been raised on behalf of the occupiers of the adjoining building at No. High Holborn, raising concern regarding:</p> <p>Privacy: The nature of the Ministry of Justice operation is often highly sensitive in terms of views into the Court building. The Ministry of Justice would therefore like to express concern in relation to the proposed 5th floor roof top development in close proximity to the Court building.</p>					
CAAC/Local groups comments:	<p>The Bloomsbury CAAC was notified of this proposal. No comment has been received.</p> <p>The Metropolitan Police recommended the installation of privacy screening along the perimeter of the roof.</p>					

Site Description

The application site is a seven storey commercial building located on the north side of High Holborn and the corner of Brownlow Street. The building is in use as a single family dwelling-house (Class C3).

The building is located within the Bloomsbury Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.

The rear elevation (north side) faces onto Bedford Row, comprising a number of grade II and II* listed buildings.

Relevant History

2004/4921/P - Planning Permission Grated (20/01/2005) - The installation of six telecommunications antennae and two equipment cabinets at roof level of the existing building.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

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 2011:

CPG1 Design

CPG6 Amenity

Bloomsbury Conservation Area Statement/Bloomsbury Conservation Area Appraisal & Management Strategy (2011)

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of black metal balustrading of 1.1m in height along the perimeter of the fifth floor roof for the provision of a roof terrace (225sqm) associated with office use (B1a).
- Associated works include the replacement of two metal framed windows (facing east) with metal framed doors providing access to the terrace along with timber decking

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

2. Design

2.1 In consideration of DP24 and DP26, there is a general presumption that external alterations such as balustrading associated with terraces can be unsightly by virtue of their exposed location or prominent position. In this instance however, by virtue of their location at 5th floor level and flank position the subject of limited public views, the proposed balustrading and associated works would be incorporated in a sympathetic and discreet manner which would preserve the character and appearance of the building and the wider conservation area.

3. Adjacent residential amenity

3.1 In terms of privacy, the thrust of policy DP26 and CPG6 seeks to protect both new and existing dwellings to a reasonable degree. Non-residential uses, such as offices, have not been afforded the same material weight in terms of privacy.

3.2 Given its size, location and proximity to adjacent buildings, the proposed 5th floor level terrace would provide a degree of overlooking to those surrounding windows servicing the surrounding office buildings. Windows within the wider area of the terrace do not service residential units.

3.3 With specific reference to the objection, the building to the east, No.42-49 High Holborn, is occupied by the Ministry of Justice for legal proceedings.

3.4 Whilst its west facing elevation (facing the eastern elevation of the subject property and terrace area) is of relative sensitivity, given its distance across a public road of 15m+ and the existing extent of mutual overlooking at floors 1-5, the use of the roof as a terrace would not result in a loss of privacy nor noise disturbance which would substantiate a reason for refusal on this issue alone. The installation of privacy screening around the perimeter of this terrace shall not therefore be requested in this instance.

4. Community Infrastructure Levy (CIL)

4.1 The proposal would not be liable for the Mayor of London's CIL.

Recommendation: Grant Planning Permission