

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	23/07/2013
		N/A	<b>Consultation Expiry Date:</b>	27/06/2013
<b>Officer</b>			<b>Application Number(s)</b>	
Rachel Miller			2013/3092/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Coram 49 Mecklenburgh Square London WC1N 2QA			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Conversion of existing undercroft space at the eastern end of Gregory House and erection of a single-storey extension to the north west elevation to provide additional office space for existing building (Class B1).				
<b>Recommendation(s):</b>		Grant conditional permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>01</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 31/05/2013 until 21/06/2013  Press notice displayed from 06/06/2013 until 27/06/2013</p> <p>One response received with the following objections:</p> <ol style="list-style-type: none"> <li>1) There would be an adverse impact on the security of William Goodenough House – concerned that people in St Georges Garden would climb onto the roof of the proposed extension and be able to look into the flats on the western elevation of William Goodenough House. There is concern that the proposals would increase opportunities for crime and people could enter the courtyard to carry out anti-social behaviour. This would put the College members and families at risk. The applicant has not considered this in the application.</li> <li>2) There would be an adverse impact on the residential amenity (daylight/sunlight) for the occupier of the bedroom of flat 5025. No daylight and sunlight report has been submitted and there is no mention of daylight/sunlight in the design and access statement. The bedroom of flat 5025 is north facing and the level of amenity to this room is already restricted. The proposed extension by reason of its proximity would reduce the levels of daylight/sunlight below an acceptable level. The proposals are not in accordance with policy CS5 and DP26 of the LDF.</li> </ol> <p><u>Officer comments</u> – see assessment section below</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Bloomsbury CAAC – no response received					

## **Site Description**

The Coram campus occupies a triangular shaped site. It is adjacent to the Grade II listed wall with St Georges Gardens to the north, Mecklenburgh Square to the east, and the football pitches of Coram Fields to the south.

The main entrance to the Coram Campus is from the north of Brunswick Square next to the Foundling Museum. Coram Campus is occupied by the Coram Family and a number of related children's/family services including charitable, educational and local authority.

The site is located within the Bloomsbury Conservation Area.

## **Relevant History**

2011/4725/P Erection of two storey extension to existing building on western elevation, creation of new entrance forecourt, erection of two storey pavilion to north of site (to replace existing portakabin), alterations to footpath between Mecklenburgh Square and Brunswick Square and hard and soft landscaping. Granted 23/04/2012

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

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

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Camden Planning Guidance 2011

CPG1 – Design

CPG6 – Amenity

London Plan 2011

NPPF 2012

## Assessment

### Proposal

Planning permission is sought for enclosing the undercroft area and erection of a single storey extension at the northeast corner of the Coram Campus. The proposed additional accommodation located at the eastern end of Gregory House would be used for office space and a new reception area.

The proposed extension and enclosing of the undercroft would be constructed using brick with metal framed windows. The roof of the single storey extension to north of Gregory House would be a single ply membrane with three openable rooflights. The extension would be 4.4metres high x 2.8metres deep x 8metres wide.

### Design

The upper floor at the eastern end of Gregory House has a rendered façade and the existing single storey extension on the northwest facade is constructed of brick. The proposed single storey extension would be adjacent to the existing extension on the northwest façade and at the same depth. The applicant has specified that the materials of the proposed extension would be brick to match with similar metal windows. It is considered that this choice of materials would minimise the appearance of the building and is considered appropriate. The infilling of the undercroft and extension would be sufficiently subordinate to the existing building and would be partially screened by the existing wall and planting and vegetation when viewed from St Georges Garden.

As the proposal would be located near to a Grade II listed wall, the Applicant has submitted a method statement that details how the listed wall would be protected. A protective hoarding would be constructed allowing a 150mm distance between the wall and the hoarding. These details are considered appropriate.

### Amenity

Policy DP26 sets out how the Council will protect the quality of life of building occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Chapter 6 of CPG6 (Amenity) specifies that all buildings are expected to receive adequate daylight and sunlight.

Objections to the application have been made with concerns that the proposals would cause a loss of light to the residential occupier at the adjacent building (William Goodenough House). The proposals would infill a current void underneath existing offices and extend with a single storey extension to a depth of 2.8metres. The proposed extension has been designed so that it is set away from the boundary with William Goodenough House and would be at a sufficient distance away to not cause a loss of daylight and sunlight. The orientation of the extension is to the northwest and the nearest residential window at Goodenough House faces north. As the proposed extension would be sited over 2metres from the nearest residential window and would be single storey and orientated away from the neighbouring building it would be unlikely to have any substantial effect on daylight or sunlight. Daylight and sunlight reports are required to be submitted where there is a potential to reduce existing levels of daylight and sunlight. It is considered that as the proposal would not cause an unacceptable loss of light to the neighbouring building no daylight/sunlight report is required to be submitted.

### Security

Concerns have been raised regarding security for students and occupiers of Goodenough House and potential anti-social behaviour that could occur. The concern is that people could access St Georges Garden via the erection of the single storey extension. Goodenough College has existing metal

security fencing with barbed wire, surrounding its property. There is no change to the boundary wall at the application site and it is considered that the extension would be unlikely to worsen the security of Goodenough College.

Recommendation

It is recommended that this application is approved subject to conditions.