

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/07/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Amanda Peck				2013/3599/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
52-54 Mount Pleasant London WC1X 0AL				Refer to draft 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>							
Details of wheelchair accessible bedrooms required by condition 19 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis).							
<b>Recommendation(s):</b>		Grant approval of details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups* comments:</b>	n/a						
*Please Specify							

### Site Description

Existing hostel building at the end of Mount Pleasant. Planning permission granted for various demolition works and extensions

### Relevant History

2013/1092 - Details and samples of materials pursuant to conditions 5a (windows and doors) and 5c (facing materials) of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of 3 storey extension and part 2 part 4 storey extension with roof terraces, new roof extension and associated works to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). 28 May

2013

2013/1084/P Details of landscaping, means of enclosure and acoustic properties required by condition 6 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for extension to provide an additional 21 rooms to existing 31 room hostel (Sui Generis) granted 20 June 2013

2013/0758/P - Details of Highway Works required by condition 27 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 13 March 2013

2013/0415/P - Details of piling method required by condition 20 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis).) granted 13 May 2013

2012/5460/P - Variation of condition 2 (development to be carried out in accordance with the approved plans and documents) and condition 25 (energy statement) pursuant to planning permission granted 11/05/2012 (ref 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades and other alterations) to include an energy addendum report and so that the minimum CO2 emissions reduction refers to the new build element only. Granted 3 December 2012

2012/5282/P - Details of tree protection method statement and construction management plan required by conditions 10 & 26 respectively of planning permission granted on 11/05/2012 (ref: 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis).) granted 27 November 2011

2012/5280/P - Details of archaeological programme required by condition 21(a) of the planning permission granted on 11/05/2012 (ref: 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis).) granted 19 December 2012

2012/4931/P - Variation of condition 2 (development to be carried out in accordance with the approved plans) and condition 3 (windows to be obscure glazed) pursuant to planning permission granted on 11/05/2012 (ref 2011/6016/P) (for the erection of a 3 storey extension to the east, a part 2

part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, and other alterations) to allow for minor material amendments to include amendments to the footprint, height, unit mix and elevations to the West Building, associated changes to obscure glazed windows, alterations to the main building entrance and alterations and extensions to basement plant/store areas. 13 November 2012

2011/6016/P - erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 11 May 2012

### **Relevant policies**

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

CS6 – Providing quality homes

DP6 – Lifetime homes and wheelchair homes

#### **Camden Planning Guidance**

**London Plan**

**NPPF**

### **Assessment**

Condition 19 states the following:

“Detailed drawings of the wheelchair accessible bedrooms, as identified in the submitted drawings and documents shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the development. The wheelchair accessible bedrooms hereby approved, shall be provided in accordance with the details thus approved prior to occupation of the building and shall be permanently maintained and retained thereafter.”

The access officer has confirmed the following:

- 2 rooms are fully wheelchair accessible
- drawings indicate that rooms are sufficient in size but that bathroom layouts do not show grab rails etc.
- these details will be checked by building regs, but as the condition asks for 'detailed drawings' we could ask for further details to be submitted

Given that the information submitted does secure the relevant number of wheelchair accessible bedrooms of sufficient size and that the detailed drawings will still need to be subject to a building regulations application, it is considered that the details are sufficient to discharge this condition.