

Delegated Report		Analysis sheet		Expiry Date:		13/05/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Fergus Freeney				2013/2134/P			
Application Address				Drawing Numbers			
3 Star Yard London WC2A 2JL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non material amendment to planning permission granted 19/11/2012 (ref: 2012/4371/P) for a change of use from warehouse (ClassB8) to single dwelling house including external alterations and extension at roof level to alter proposed roof lights and dormer.							
Recommendation(s):		Grant					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is located on the eastern side of Star Yard and comprises a narrow 4/5 storey building. The site is not a listed building but is noted as making a positive contribution to the Bloomsbury Conservation Area.

Relevant History

2012/4371/P - Change of use from warehouse (Class B8) to single dwellinghouse (Class C3) including external alterations and extensions at roof level. *Approved 19/11/2012*

Relevant policies

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

Assessment

Proposal:

Permission is sought for a revision to the size and positioning of the previously approved rooflights and glass dormer.

Assessment:

Permission was granted on 19/11/2012 (see planning history) for a change of use from a warehouse to a dwellinghouse. As part of that a glass dormer and a number of rooflights at roof level were also approved.

This application would see the positioning of the dormer slightly altered and the number of rooflights reduced. The proposal is considered to be acceptable, there would be no discernable difference between the approved and proposed dormer. Whilst the number of rooflights would be reduced from three to two, however it is considered that there would still be sufficient daylight to the top floor of by means of the large glazed dormer, the existing window and the proposed rooflights.

There would be no impact on the amenity of adjoining neighbours as a result of the scheme as it is broadly similar to what has already been approved.

Recommendation: Grant