

Delegated Report		Analysis sheet		Expiry Date:	12/04/2013	
		N/A / attached		Consultation Expiry Date:	-	
Officer			Application Number(s)			
Charles Thuaire			2013/0924/P			
Application Address			Drawing Numbers			
16 Northington Street London WC1N 2NW			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details of Construction Management Statement pursuant to condition 6 of planning permission dated 9/1/2013 (ref: 2012/4958/P) for change of use of ground and basement floors from office (Class B1) to self-contained maisonette (Class C3).						
Recommendation(s):		Approve details				
Application Type:		Approval of Details				
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:		-				
CAAC/Local groups* comments: *Please Specify		-				

Site Description

Small ex-public house at corner of pedestrianised culdesac, within Bloomsbury CA,

Relevant History

Pp granted 9/1/2013 (ref: 2012/4958/P) for change of use of ground and basement floors from office (Class B1) to self-contained maisonette (Class C3), alterations to the ground floor elevation to Kirk Street, and insertion of new entrance door to corner.

Relevant policies

LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development
CS11 - Promoting sustainable and efficient travel

DP16 - transport implications of development
DP17 - Walking, cycling and public transport
DP20 - Movement of goods and materials
DP26 - Managing the impact of development on occupiers and neighbours

CPG 2011

Assessment

Condition 6 states-

A Construction Management Statement outlining how construction work will be carried out and how this work will be serviced shall be submitted to and approved by the Council before development commences. The development shall not be carried out otherwise than in accordance with the statement thus approved.

Reason: To protect the local transport network and the amenity of pedestrians and other road users in accordance with the requirements of policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

This condition is for a CMS as requested by transport officers, not a CMP as normally required by a S106 clause, so that a lower standard of info is expected here rather than a full blown CMP. It was stated in relation to the original application that 'it is recognised that the scale and kind of this development and the likely method of construction a CMP would not be required. Instead it is requested that a Construction Management Statement is required in order to mitigate any adverse impacts, and this should be secured as a Condition. Further, any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.'

Transport officers have reviewed the submitted CMS and conclude that it is satisfactory.