

Delegated Report		Analysis sheet		Expiry Date:		18/03/2013	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Rob Tulloch				2013/0779/P			
Application Address				Drawing Numbers			
The Phoenix Garden 21 Stacey Street London WC2 8DG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non-material amendment to planning permission dated 20/08/2012 (ref: 2012/2580/P) for the erection of two-storey community and ecology centre (Class D1) ancillary to community gardens, following demolition of three existing single-storey outbuildings, namely to allow alterations to configuration of windows, guardrail and screening.							
Recommendation(s):		Grant Approval					
Application Type:		Non-material amendment					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	N/a						
CAAC/Local group comments:	N/a						
Site Description							
<p>Phoenix Garden is a community garden to the east of Charing Cross Road located at the junction of Stacey Street and New Compton Street. It was formerly an NCP car park, which was created following bomb site clearance, and became a community garden in 1984. The site is surrounded by a dense network of large buildings including Centre Point and the 15 Storey St Giles Development to the north, and 10 storey offices to the south, as well as large blocks of flats.</p> <p>The site lies within the Denmark Street Conservation Area. It is immediately to the south of the Grade I listed St Giles in the Fields Church and its churchyard, and to the north east of the Grade II listed Odeon Cinema on Shaftesbury Avenue. The site is also designated Public Open Space and a Site of Nature Conservation Importance (local).</p>							
Relevant History							
2012/2580/P Erection of new two-storey community and ecology centre building (Class D1) ancillary to community gardens, following demolition of three existing single-storey outbuildings at the junction of Stacey Street and New Compton Street. Granted 20/08/2012							

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

1 Introduction

- 1.1 Planning permission was granted on 02/10/2012 for the erection of a two storey community and ecology centre following the demolition of three existing buildings.

2 Assessment

- 2.1 The applicant seeks to make minor alterations to the fenestration and the growing screen and guardrail at roof level.
- 2.2 The proposed building is located in the southern corner of the garden with its rear elevations facing the street. It is proposed to remove a slot window at ground floor level and reduce the height of two first floor windows by 800mm at the rear of the building. At the front of the building it is proposed to alter the design of two ground floor doors. The design of some of the windows would also change resulting in the addition/removal of glazing bars.
- 2.3 It was originally proposed to incorporate a growing screen around the roof attached to balustrading. It is proposed to remove the steel framework for the growing screen and add a horizontal bar to the balustrading.
- 2.4 The proposed alterations are not considered to be material amendments.

3 Recommendation: Approve non-material amendment