

Delegated Report		Analysis sheet		Expiry Date:		04/03/2013	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2013/0062/P			
Application Address				Drawing Numbers			
45 Sidmouth Street London WC1H 8JB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details required by Condition 2i (sample of all facing materials) of planning permission granted on 30/03/2012 as ref 2012/0815/P (variation of 2011/0503/P) for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings.							
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:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The site was formerly part of the Westminster Kingsway College but was sold into separate ownership following the securing of planning permission for the redevelopment of the college in 2006. The site was included in the college redevelopment proposals but formed a separate parcel to be developed for residential use. The college redevelopment is now complete but the site at 45 Sidmouth Street has remained undeveloped. The site has been cleared of its previous buildings. It lies immediately to the east of the Grade II* Registered St Georges Gardens with which it shares a common boundary and is located within the Bloomsbury Conservation Area.

Relevant History

2012/0815/P – Planning permission granted on 30/03/2012 for Variation of condition 16 (development in accordance with approved plans) of planning permission granted 28/04/2011 (ref: 2011/0503/P) as added on 10/02/2012 (ref: 2012/0808/P for erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing) to provide for minor material amendments including alterations to internal layout of residential units, amalgamation of North and South blocks at basement, new refuse store at ground floor of Sidmouth Street entrance and alterations to elevations.

2011/0503/P – planning permission granted on 28/04/2011 for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing.
2012/0808/P – non material amendment granted to add a new condition to the permission ref. 2011/0503/P (granted on 28/04/2011) to ensure the development shall be carried out in accordance with the approved plans.

2009/3215/P – permission refused on appeal (Inspector's decision letter dated 04/06/2010) for erection of a part 4/part 5-storey building plus basement to provide 31 affordable homes (12 x 1 bed; 10 x 2 bed; 8 x 3 bed; 1 x 4 bed units) and 114 student accommodation rooms.

2006/0427/P – planning permission granted to Westminster Kingsway College on 05/05/2006 for redevelopment of the existing site to provide new part 4, part 5 storey (plus roof plant) college building (Class D1) and two four storey residential buildings comprising 25 private (6 x 1-bed, 14 x 2-bed and 5 x 3-bed) and 12 general needs social rented (6 x 1-bed, 3 x 2-bed, 2 x 3-bed and 1 x 4-bed) self-contained flats, 18 basement car parking spaces, provision of new roadway, associated access and landscaping.

Relevant policies

LDF Core Strategy and Development Policies

CS14 - promoting high quality places and conserving our heritage

DP24 – securing high quality design,

DP25 - conserving Camden's heritage,

Bloomsbury CAAMS

Assessment

Permission is sought to discharge details required by Condition 2i (sample of all facing materials) of planning permission granted on 30/03/2012 as ref 2012/0815/P (variation of 2011/0503/P) for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings.

The samples have been checked on site. The pointing as well as brick has been amended during the course of the application to improve the quality of the brickwork and relate better to the existing adjoining brickwork in the immediate area.

The samples include:

- Bricks – Ibstock “Ivanhoe Cream” stretcher bond with raked or flush pointing
- Through coloured silicone render Envirowall WH76
- Windows dwellings generally aluminium clad timber Velfac RAL 7022 sample on site
- Oriel windows selected generally aluminium cladding Velfac RAL 7022
- Window accent panels selected windows aluminium panels Velfac RAL 7022
- Metal roof bin store and entrance canopy standing seam, coated aluminium EuroClad vieo zinc
- Paving – molseden, sawnYork Stone from Marshalls
- Path – 6mm and 3mm resin bound gravel

The finish and quality of the materials satisfactorily respond to the area and design of the development. The details are considered satisfactory to meet the requirements of the condition. I recommend the condition be discharged.

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