

Delegated Report		Analysis sheet	Expiry Date:	08/01/2013
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Adrian Malcolm			2012/6101/P	
Application Address			Drawing Numbers	
Bentley House 200 Euston Road London NW1 2DA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to condition 8 (environmental risk assessment and decontamination works) of planning permission dated 09/01/12 (Ref: 2010/3449/P) for change of use of commercial building from storage (Class B8) to student accommodation (sui generis).				
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:	<p><u>Environmental Health (Contaminated Land Officer)</u>: The developer carried out sufficient and adequate site investigation which concluded that no significant contamination was encountered. It appears that majority of Made Ground has been removed from the site during excavation works relating to previous redevelopment of the site. The soil analysis and associated assessment of risks indicate that there is no need for remediation works.</p> <p>The content of the document is sufficient for the purpose of discharging condition 8 in full.</p> <p>:</p>					
CAAC/Local groups comments:	N/A					

Site Description

The application premises is a four-storey building plus basement between two red-brick towers with a three storey lightwell in the middle on the north side of Euston Road. The building was designed as a storage building. The site is in the Bloomsbury Conservation Area. The conservation area boundary runs along the Stephenson Way and returns along the party wall line the building shares with its western neighbour, number 210.

The application building is identified a positive contributor to the appearance and character of the conservation area and is also within the setting of 196A Euston Road (grade II* listed) and 173-177 Euston Road (grade II listed).

The Euston Road frontage forms part of a group of classical influenced, Portland stone and brick, institutional buildings including 194-198 and 183-193 (Wellcome building) on a broad 'boulevard' setting. The recently built Wellcome trust office building reinforces the grand scale of this part of Euston Road. The Stephenson Way frontage forms part of a small group of functional brick rear elevations addressing a narrow cobbled back street and has a large loading bay opening.

The building has an authorised use of Class B8, and is located within the designated Central London Area and the Euston Growth Area.

Relevant History

2010/3449/P & 2010/5450/C – Planning permission and conservation area consent were granted for Change of use of commercial building from storage (Class B8) to provide 184 bedspaces of student accommodation (sui generis) in a mix of unit sizes and layouts, and remodelling of building as part 4 - part 6 storey (plus plant room) behind retained façade to Euston Road, following substantial demolition of the building, plus substantial demolition of the building retaining only the front facade on 09/01/12. This application seeks to discharge a condition attached to the planning permission.

2008/3158/P – Certificate of Lawfulness was granted on existing use as warehouses (Use Class B8) on 21/08/2008.

M12/9/C/35206(R1) – Planning permission was granted on 17/01/1983 for the extension of 200 Euston Road, NW1 (Bentley House), by the erection of an extension to the third floor, and the erection of an additional (fourth) floor, including the provision of ancillary accommodation for a caretaker.

M12/9/C/34838 – Planning permission was granted on 04/11/1982 for the use of 200 Euston Road as a research and teaching institute with library and ancillary offices.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

Assessment

Condition 8 reads as follows:

'No development shall take place until i) a preliminary environmental risk assessment has been submitted to the local planning authority, and ii) details of any necessary decontamination works and a timetable for their implementation have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and timetable.'

The submitted details required by the condition have been discussed with the Council's Land Contamination Officer who has confirmed their satisfaction with those details, as can be seen above and that the condition can be discharged.

Recommendation:

Approve details.

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