

Delegated Report		Analysis sheet		Expiry Date:		07/11/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/4761/P			
Application Address				Drawing Numbers			
Coram Community Campus 49 Mecklenburgh Square London WC1N 2QA				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of hard and soft landscaping (Condition 4), tree protection during construction work (Condition 6), design of building foundation and the layout (Condition 7) and tree protection during construction work (Condition 14) in relation to planning permission 2011/4725/P granted 23/04/2012 for the Erection of two storey extension to existing building on western elevation, creation of new entrance forecourt, erection of two storey pavilion to north of site (to replace existing portakabin), alterations to footpath between Mecklenburgh Square and Brunswick Square and hard and soft landscaping.							
Recommendation(s):		Granted (partially)					
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: <small>*Please Specify</small>		N/A					

Site Description

- 1.1 The site forms part of the Coram Community Campus, delineated by the Grade II listed wall with St Georges Gardens (itself Grade II* listed on the English Heritage Register of Historic Parks and Gardens). Coram occupies a triangular site with Brunswick Square to the west and Mecklenburgh Square to the east. There is a terrace of grade II listed houses located at nos. 43-47 Mecklenburgh Square.
- 1.2 Coram Campus is occupied by the Coram Family and a number of related children's/family services including charitable, educational and local authority. The majority of the existing accommodation is located in 49 Mecklenburgh Square. The site currently comprises a nursery, 'KIDS' London, Family drug and alcohol court, Coram's Children's Legal Centre and the Foundling Museum. A variety of services and research programs based around the needs of vulnerable children and families are undertaken at the site.
- 1.3 The site comprises a number of buildings including the 1950s two storey building extended in the 1990s, Gregory House, The Old Swimming Pool and a single storey mortuary building. Gregory house is a two storey 1950s building which abuts the side elevation of William Goodenough College and is currently in use as an office with ancillary caretaker flat. Permission has been approved for the demolition of Gregory House, The Old Swimming Pool and a single storey mortuary building and for their replacement with a three storey building.
- 1.4 The neighbouring William Goodenough House is a hall of residence specialising in accommodation for overseas students, aimed at both single and married students with their families; most of whom study at various higher education institutions within Camden.
- 1.5 St. George's Gardens, located to the north of the site is designated as a private open space. The gardens are an early 18th century burial ground laid out as public gardens in the 19th century. The site originally formed part of the former burial grounds, but probably during the 19th century became a separate open but walled space. The garden is enclosed from the gardens by a Grade II Listed brick boundary wall. The site is also designated as a local Site of Nature Conservation Importance by English Nature and of more than local significance in the Register of Parks and Gardens of Special Historical Interest in Greater London.
- 1.6 The site is located within the Bloomsbury Conservation Area which is characterised by a number of architectural set pieces with designed and interrelated spaces, terraces and squares.

Relevant History

Planning permission 2011/4725/P granted 23/04/2012 for the erection of two storey extension to existing building on western elevation, creation of new entrance forecourt, erection of two storey pavilion to north of site (to replace existing portakabin), alterations to footpath between Mecklenburgh Square and Brunswick Square and hard and soft landscaping.

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity
DP24- Securing high quality design
DP25- Heritage

Assessment

The proposed landscape design, tree protection and foundation details are considered appropriate. These details only relate to one phase of the development (annexe, forecourt and footpath) and further details will be required to fully discharge the conditions relating to the other phase(s) of the development (ie replacement of porters cabin).

Recommendation: Approve (partially)

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