

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/09/2012	
		N/A / attached		Consultation Expiry Date:		15/8/2012	
Officer				Application Number(s)			
Hugh Miller				2012/3785/P			
Application Address				Drawing Numbers			
2 Bucknall Street London WC2H 8LA				Refer to draft notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of louvre doors to the front elevation at ground floor level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in Ham & High 2/8/2012, expires 23/8/2012, Site Notice displayed 27/7/2012, expires 17/8/2012.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC:</u> Objection No one could look at these drawings and not see the proposal as detrimental to the streetscape. A photo should have been printed but we expect that would have confirmed our view. The horizontal line below the high level and the doors has not even been carried across from the other, entrance opening. <u>Covent Garden Community Association:</u> No objection					

Site Description

The property comprises a four storey building that is currently vacant and undergoing extensive internal refurbishment. It lies on the north side of Bucknall Street within a group of buildings that are predominantly in commercial use, with some residential use located on the upper floors of some of the office buildings in the wider area.

The site lies within the Bloomsbury Conservation Area, but is not listed.

Relevant History

June 2011 –PP Refused - Installation of 4 condenser units within acoustic enclosure at rear roof level.
2011/0139/P

Relevant policies

LDF Core Strategy and

CS1 – (Distribution of growth)

CS5 – (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving heritage / conservation areas)

Development Policies

DP24 – (Securing high quality design)

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

CPG 2011

CPG1

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

NPPF 2012

Assessment

The proposal is for:

- Replacement of existing window and door (western section of host building) on front elevation at ground floor level with new louvre screen.

The main issues are i) the impact of the proposal on the appearance of the building & on the character & appearance of the local area and ii) neighbour amenity.

1.0 Design and appearance

1.1 At the front elevation, the western section, are located a pair of identical openings comprising timber framed glazed double doors, fixed glazed side windows, mullions, transom lights and fan lights. On the east side of the front elevation the window openings are of a smaller scale and proportions. They are of similar design, align vertically between the floors and the sizes vary between the floors.

1.2 A sub-station is being created internally behind the western most opening. The proposed “multi leaf doorset with overpanel” louvre screen with dimension of 3350mm x width and 2600mm height would replace the ground floor level area and retain the existing glazing above as replacement for the existing window/ door opening. The mild steel louver doors would have a similar appearance to the existing louvre located on the modern St. Giles building opposite all be it the rear of that building. It is considered that the alteration is very minor in the context of such a large building and would not be detrimental to the appearance of the host building or harm the character and appearance of recent contemporary design buildings opposite or the visual amenity of the surrounding area. It is not considered that it would harm the character and appearance of the Bloomsbury Conservation Area and is satisfactory.

3.0 Amenity

3.1 The proposed louvre grille with matching colour to existing door/ window frames would not harm visual amenity and is acceptable.

Recommendation: Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th September 2012.
For further information please click [here](#).