

Delegated Report		Analysis sheet		Expiry Date:		13/08/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/3132/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 6 (hard and soft landscaping and means of enclosure of all un-built, open areas) of permission 2012/0815/P dated 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							
Recommendation(s):		Granted					
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

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.

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.

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.

Relevant policies

LDF Core Strategy and Development Policies

CS15- Protecting open space and encouraging biodiversity

DP24- Securing high quality design

Assessment

The proposals include the incorporation of a significant level of planting, including a 30 metre Beech hedge which will enhance the quality and biodiversity value of the site and character of the streetscape. Benches and a communal area of lawn will be provided which will allow users of the development to enjoy the open space.

The proposed railings will match the railings on the adjacent college site and will provide continuity and character within the streetscape. The Arboricultural report is considered sufficient to demonstrate the three protected trees along the frontage will not be harmed as a result of the proposed works.

Hard standing will comprise of high quality materials which will help enhance the setting of the building.

Recommendation: Approve

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