

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		07/08/2012	
		N/A / attached		Consultation Expiry Date:		26/07/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/2913/P			
Application Address				Drawing Numbers			
Coram Community Campus 49 Mecklenburgh Square London WC1N 2QA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of condition 9 (development to be carried out in accordance with the approved plans) pursuant to planning permission granted on 23/04/2012 (ref 2011/4725/P) (for 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.) to allow for minor material amendments to the two storey extension, including a reduction in height, additional windows at the rear and the relocation of a canopy, and alterations to the public footpath and fence.							
Recommendation(s):		Grant Variation of Condition Subject to a Section 106 Deed of variation					
Application Type:		Variation of Condition					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
Summary of consultation responses:		Site notice 27/06/2012 – 18/07/2012 Press advert 05/07/2012 – 26/07/2012 The Coram Centre Nursery object that the nursery is used by 106 children aged 1 to 4 and the proposed ground floor windows (to the two storey entrance building annexe) would directly overlook the nursery by users of the Coram reception and meeting rooms. The children would be distracted by this activity and may find the presence of strangers upsetting. The nursery requests a condition requiring the glazing be obscure and of a type whereby the children will not be aware of people in the extension, or of windows being present. Officer response: See para 5					
CAAC/Local group comments:		Bloomsbury CAAC have no comment.					
Site Description							
The campus occupies a triangular site with the Grade II listed wall with St Georges Gardens (itself Grade II* listed on the English Heritage Register of Historic Parks and Gardens) to the north, Mecklenburgh Square to the east, and the football pitches of Coram Fields to the south. The main							

entrance to the site is from the north of Brunswick Square next to the Foundling Museum. 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. The site is located within the Bloomsbury Conservation Area.

Relevant History

2011/4725/P. 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.

2011/4734/C Demolition of existing portakabin building.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS8 (Promoting a successful and inclusive Camden economy)

CS10 (Supporting community facilities and services)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

DP15 (Community and leisure uses)

DP16 (Transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP31 (Provision of, and improvements to, open space, sport and recreation)

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy

NPPF 2012

Assessment

1 Proposal

1.1 Consent is sought for amendments to the approved scheme for various works to the Coram Campus. The original scheme included the erection of a two storey entrance building annexe as an extension to the existing nursery north wing and the creation of a new entrance courtyard at the western end of the site, the erection of a two storey pavilion (following demolition of a portakabin), and alterations to the footpath to the south of the site between Brunswick Square and Mecklenburgh Square

1.2 The amendments sought are alterations to the entrance building annexe including a reduction in height, additional windows to the rear elevation at ground floor level, and the relocation of a canopy; alterations to the boundary treatment of the footpath to the south of the site; and the

enlargement of a nursery store.

2 Assessment

2.1 The main issues for consideration of the original scheme were

- Demolition within a conservation area
- Principle of development
- Design – scale, bulk and detailed design
- Impact on trees/open space
- Transport
- Sustainability
- Amenity

Principle of development

2.2 The expansion of Coram Campus to create additional space, and therefore ensuring the ongoing maintenance of the facility, was considered acceptable and the increase in the floorspace was not considered sufficient to have a detrimental impact on the character of the wider area.

Demolition within a conservation area

2.3 The approved scheme involved the demolition of a portakabin and the erection of a two storey pavilion, there are no amendments proposed to this element of the scheme.

Transport

2.4 Due to the scale and nature of the proposal, a Construction Management Plan (CMP) was not considered to be necessary. The amendments to the scheme would not change its impact on the highway network or on neighbouring occupiers, as such a CMP is still not required. 44x Cycle parking spaces were proposed, and there is no alteration to the number or location of cycle spaces. The two storey pavilion includes ancillary accommodation for a caretaker, this was secured as car-capped via a section 106 legal agreement, and a deed of variation will alter the agreement accordingly.

Sustainability

2.5 The proposal incorporated sustainable design features which were welcomed, and these will be retained. Due to the size of the development there was no requirement for a BREEAM assessment.

2.6 Thus, the main issues arising from the proposed amendments to the scheme are:

- Design
- Impact on trees/open space
- Amenity

3 Design

Entrance building annexe

3.1 The approved scheme includes the erection of a two storey entrance building annexe as an extension to the nursery north wing facing the courtyard to the west of the site, and adjacent to the Foundling Museum. This extension will be lowered by 280mm which is welcomed as a slight improvement as it will have a better relationship with the projecting eaves on the adjoining Nursery North Wing.

3.2 The recessed link between the entrance building annexe and Nursery North Wing is to be changed through the introduction of solid metal panels to the framing the glazing. The link will still read a lightweight, subservient feature between the two buildings and therefore this is acceptable.

3.2 On all three elevations the fenestration pattern is altered. On the front elevation the overall principles remain the same with punched, vertically proportioned openings. The new design introduces three fixed windows of varying sizes at rear ground floor where previously there were none. As this design is taken through the rear and side elevations it introduces a better unity between the facades over the approved scheme.

Canopy

3.4 The approved application includes a light-weight canopy attached to the rear elevation of the entrance building annexe to provide a covered play space for the nursery. Following consultation with the nursery it was identified that a canopy which runs along the wall of the nursery will be much more beneficial for them as it will provide a better covered run-in-run-out space. Therefore it is proposed to run the canopy on the southern side of the Nursery North Wing. This would sit in front of a modern single storey building which is largely screened from public views and therefore no objection is raised.

Railings to pathway

3.5 The scheme retains a public footpath to the south of the site. Before submission it was agreed that a mesh fence could be used on the section of pathway to the south of the campus with a better design used in the more exposed areas to the east and west of the site. Such a design approach is acceptable.

Nursery store

3.6 A single storey store is attached to the southern side of the entrance building annexe. The original store had a footprint of 6.5m x 2m, it is proposed to increase it in size to 6.5m x 4m. There is no objection to this minor alteration.

3.7 As such the proposed amendments are not considered to harm the character or appearance of the campus or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

4 Trees

4.1 The amendments largely concern design and materials. However, lowering the height of the entrance building annexe by 280mm will require lowering the floor slab. It has been confirmed with a Council Tree Officer that, based on tree root investigation after the approval of the original scheme, that there will be no impact on trees from the lowering of the slab. The nursery store is the only extension to the approved scheme, but as this is a relatively minor increase in footprint of 13sqm, it is not considered to have an impact on the openness of the campus. The store is with 2m of a sycamore, but the amendment would not bring it any closer to the tree. The original conditions requiring the submission of tree protection methods will ensure that no trees to be retained will be harmed.

5 Amenity

5.1 The entrance building annexe is adjacent to the Coram centre Nursery, and the rear of the building faces the nursery's garden. The proposal introduces three new windows at the rear of the annexe at ground floor level where previously there were none, however windows at first

floor level are part of the approved scheme. The windows at first floor level are proposed be narrower, but taller. The windows at ground floor level will be entirely obscure glazed to prevent any overlooking of the nursery's garden, and the lower sections of the windows at first floor level will be also be obscure glazed. Details of the glazing will be secured by a condition.

- 5.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

6 Community Infrastructure Levy (CIL)

- 6.1 As the site comprises charitable and educational floorspace, the proposal is exempt from a CIL contribution.

7 Recommendation: Grant Variation of Condition 9 Subject to S106 Deed of Variation

DISCLAIMER

Decision route to be decided by nominated members on Monday 6th August 2012. For further information please click [here](#).