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|--|----------------------------|---------------------------|-------------------------------------|----------------------------------|------------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>     |                                     | <b>Expiry Date:</b>              | 14/06/2012 |
|  |                            | N/A / attached            |                                     | <b>Consultation Expiry Date:</b> | 31/05/2012 |
| <b>Officer</b>   |                            |                           | <b>Application Number(s)</b>        |                                  |            |
| Fergus Freeney   |                            |                           | 2012/2126/P                         |                                  |            |
| <b>Application Address</b>   |                            |                           | <b>Drawing Numbers</b>              |                                  |            |
| Building at rear of<br>Egmont House<br>25-31 Tavistock Place<br>London<br>WC1H 9SF   |                            |                           | See decision notice                 |                                  |            |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>           | <b>Authorised Officer Signature</b> |                                  |            |
|  |                            |                           |                                     |                                  |            |
| <b>Proposal(s)</b>   |                            |                           |                                     |                                  |            |
| Alterations to vacant workshop building involving the replacement of existing roof, hips and guttering with insulated slate roof and skylights, gable ends with area of flat roof, new guttering, and raised brickwork to parapet wall on Compton Place elevation, including installation of new and replacement doors, security shutters at ground floor level. |                            |                           |                                     |                                  |            |
| <b>Recommendation(s):</b>  |                            | Grant Planning Permission |                                     |                                  |            |
| <b>Application Type:</b>   |                            | Full Planning Permission  |                                     |                                  |            |

|   |   |    |                  |    |                   |    |
|---|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal:              | Refer to Draft Decision Notice  |    |                  |    |                   |    |
| Informatives:                                   |   |    |                  |    |                   |    |
| <b>Consultations</b>                            |   |    |                  |    |                   |    |
| Adjoining Occupiers:                            | No. notified  | 00 | No. of responses | 00 | No. of objections | 00 |
|   |   |    | No. electronic   | 00 |                   |    |
| Summary of consultation responses:              | <p>Site notice: 02/05/2012 – 31/05/2012<br/> Press notice: 10/05/2012 – 31/05/2012</p> <p>One letter of support from adjoining occupier</p> <p>One comment from adjoining occupier at Birkbeck College (25-31 Tavistock Place) who back onto the development site:</p> <ul style="list-style-type: none"> <li>- Supportive of renovation to bring unit back into use,</li> <li>- If it can be demonstrated that there would be a loss of light caused by the rebuilt roof then alterations should be made.</li> </ul> <p><i>Officer Comment: At present the southern most hipped part of the roof slopes down to meet the rear of 25-31 Tavistock Square above ground floor level. The proposal would see this pitched roof removed and a gable end created. The ridge of the roof would extend out by an additional 2m – leaving a gap of approx 2.7m between the gable end and the rear elevation of 25-31 Tavistock Place. Given that the sloping element will be removed, there will be a large gap between the gable end and the rear elevation, and that the rear of 25-31 is north facing within a confined space it is not considered that light levels to the office would be impacted upon significantly.</i></p> |    |                  |    |                   |    |
| CAAC/Local groups* comments:<br>*Please Specify | <p>Bloomsbury CAAC – No comment</p> <p>Marchmont Street Association - Support</p>   |    |                  |    |                   |    |

## Site Description

The site is located on the western side of Compton Place to the north side of Tavistock Place. It comprises a single storey pitched roof workshop.

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

## Relevant History

No recent history

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Bloomsbury Conservation Area Statement

## Assessment

### Proposal:

Permission is sought to replace and alter the existing pitched roof and to create a parapet wall on the elevation fronting Compton Place.

### Assessment:

The existing roof is unsatisfactory for a number of reasons, namely it contains asbestos material, has no thermal or acoustic information and is suffering from degradation. The proposal would see the roof rebuilt with appropriate slate tiles and a number of rooflights would be installed.

The proposal is considered to be acceptable and would result in minor alterations from a planning perspective; the proposed roof would be no higher than the existing and would be similar in form with the only exception being the replacement of the hip at the southern end of the building with a gable end. This would be set away from the rear elevation of the adjoining building; it is not considered that the proposal would result in harm to the amenity of adjoining occupiers given that light levels and outlook over the workshop are already severely compromised. It should also be noted that the building facing the new gable end is not residential.

A parapet wall would be created from reclaimed bricks from the interior of the workshop, it is being created to allow for better guttering to be installed and for easier/safer access for maintenance.

The proposal would not harm the industrial appearance of the workshop unit, it would be constructed from appropriate materials and it does not result in harm to the amenity of adjoining occupiers.

### Recommendation: Grant Planning Permission

### Disclaimer

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