

Delegated Report		Analysis sheet		Expiry Date:		18/04/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2012/0845/P			
Application Address				Drawing Numbers			
11-23 Colonnade Mews London WC1N 1JA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 3 (windows and doors) of planning permission granted on 31/03/11 (ref: 2009/4658/P) for alterations to roof including installation of rooflights and solar panels and alterations to front and rear façades in association with change of use from hospital staff accommodation and garages (Sui Generis) to 9 residential dwelling houses (1 x 1-bedroom unit, 4 x 2-bed units and 4 x 3-bedroom unit) (Class C3) as amended on 04/10/11 (2011/3226/P).							
Recommendation(s):		Approve details					
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 application relates to two groups of two-storey Victorian mews buildings (11-17 and 19-23) on the south side of Colonnade in the Bloomsbury Conservation area.

The mews buildings themselves exhibit all the qualities expected of a building of this age and type. There is a substantial ground floor featuring large timber doors where the horses would have been stabled with a much smaller first floor featuring timber sliding sash windows. The original cobbled surfacing at the front still survives.

Relevant History

04/10/2011 APPROVED Amendments to planning permission dated 31/03/11 (ref. 2009/4658/P) for alterations in association with change of use from hospital staff accommodation and garages (Sui Generis) to 9 residential dwelling houses (Class C3), namely to reduce number of residential units from 9 to 8 (4 x 2-bedroom and 4 x 3-bedroom), alterations to position of windows, doors and rooflights. (ref: 2011/3226/P)

31/03/2011 APPROVED Alterations to roof including installation of rooflights and solar panels and alterations to front and rear façades in association with change of use from hospital staff accommodation and garages (Sui Generis) to 9 residential dwellinghouses (1 x 1-bedroom unit, 4 x 2-bed units and 4 x 3-bedroom unit) (Class C3). (ref: 31/03/2011)

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24 and DP25

Assessment

Permission is sought to discharge condition 3 (windows and doors) of planning permission granted on 31/03/11 (ref: 2009/4658/P) for alterations to roof including installation of rooflights and solar panels and alterations to front and rear façades in association with change of use from hospital staff accommodation and garages (Sui Generis) to 9 residential dwelling houses (1 x 1-bedroom unit, 4 x 2-bed units and 4 x 3-bedroom unit) (Class C3) as amended on 04/10/11 (2011/3226/P).

The details have been amended as part of the application to include the retention (and replacement where necessary) of the original Collange 'Lambeth' hinges on the exterior of the doors.

The fascia sign and cornice would also be retained and made good as part of the works.

The proposed window and door details would be of a suitably high quality finished appearance to match the age and style of the dwellings. The details are considered satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444