

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/03/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2012/0954/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
William Goodenough House 35-42 Mecklenburgh Square London WC1N 2AN				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>							
Amendments, involving replacement of plant room door by new double doors at basement level, to planning permission (ref 2010/1411/P) granted 08/06/2010 for the erection of two storey roof extension to the Heathcote Street block; replacement mansard roof to the Mecklenburgh Street block; two storey roof extension to the internal courtyard link block in association with the creation of an additional 61 student rooms and flats for the existing halls of residence.							
<b>Recommendation(s):</b>		approve					
<b>Application Type:</b>		Non Material Amendments					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		-					
<b>CAAC/Local groups* comments:</b> *Please Specify		-					

## Site Description

The site is a large block bounded by the north side of Mecklenburgh Square Gardens to the south, Heathcote Street to the north, Mecklenburgh Street to the east, and Coram Community campus to the west. The site is almost entirely occupied by the William Goodenough College as a hall of residence with 216 units and various communal facilities, with main entrance off Mecklenburgh Square; in addition there are 4 Grade II listed Georgian former townhouses on the southwestern side which are in private ownership. The terraces are designed in neo-Georgian style dating from the mid-20<sup>th</sup> century, ranging from 5 storey plus basement facing Mecklenburgh Square, 4 storey plus basement facing Mecklenburgh Street, and 3 storey plus basement facing Heathcote Street. They all have brick facades with slate roofs. The property is located in the Bloomsbury Conservation Area, but is not listed.

## Relevant History

8.6.10- Erection of two storey roof extension to the Heathcote Street block; replacement of the existing mansard roof on the Mecklenburgh Street block with a new mansard roof extension; erection of two storey roof extension to the internal courtyard link block; various internal alterations and rearrangements to existing bedrooms; all in association with the creation of an additional 61 student rooms and flats for the existing halls of residence (Sui Generis).

Various NMA and MMA amendments approved since then for internal and external changes

## Relevant policies

### LDF Core Strategy and Development Policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

The proposal relates to a basement level plant room door facing a lightwell and visible from the junction of Meck Street and Meck Square. The existing door is a single leaf timber door with glazed upper panels. The door needs to be widened to accommodate larger equipment and thus will be replaced by a double set of doors in timber but solid without windows and with a ventilation louvres at the base. The increase in width is 460mm; the height and location remains the same.

The door is visible from the public realm but is essentially an ancillary utilitarian element within a basement lightwell which does not form an important or readily visible part of the main elevation. The new door arrangement is marginally wider and different in design but will not make a material difference to the overall appearance of the whole elevation of this block.

The new arrangement is very minor in the context of the whole scheme. The proposed changes can therefore be regarded as a non-material variation to the approved scheme.

### **Disclaimer**

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