

Delegated Report		Analysis sheet		Expiry Date:		26/12/2011	
		N/A		Consultation Expiry Date:		08/12/2011	
Officer				Application Number(s)			
Jenna Litherland				(i)2011/4784/P (ii)2011/4788/L			
Application Address				Drawing Numbers			
30 Euston Square Formerly 1-9 Melton Road 196 - 198 Euston Road London NW1 2ED				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 x new flues from basement to roof level to rear elevation within north lightwell and installation of an aerial and satellite dish to roof level of rear elevation on Stephenson Way in connection with use as headquarters of the Royal College of General Practitioners (Sui Generis).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 09/11/2011 until 30/11/2011. Advertised in the Ham and High 17/11/2011. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: 'No comment' English Heritage: Flexible authorisation					
Site Description							
The property occupies a prominent corner site on the junction of Euston Road and Melton Street opposite Euston Square and within the Bloomsbury Conservation Area. The building complex comprises nos. 30 Euston Square, 194-198 Euston Road and 1-9 Melton Street and is bounded by Stephenson Way to the rear. 30 Euston Road forms the original 1906 building and is Grade II* Listed, nos. 1-9 Melton Street forms part of the later 1924 part of the complex and is Grade II listed. Nos.194-198 Euston Road date from 1932 and are not listed. All buildings are attributed to Arthur Pite and were originally built for the							

London, Edinburgh and Glasgow Assurance Company and later occupied by the Department of Health and Social Security Department. The building is currently being refurbished and will be used by the Royal College and General Practitioners Headquarters (Sui Generis).

The site is within the Central London Area and the Euston Growth Area.

Relevant History

2011/5366/A: Advertisement consent for display of 7 internally illuminated display boxes at ground floor level on Euston Road elevation. **Withdrawn by applicant.**

2011/4795/L: Listed building consent for installation of secondary glazing at first, second, third and fourth floor levels. **Granted 09/12/2011.**

2011/4794/P: Planning permission for installation of 2 ventilation grilles below 2 ground floor level windows on Euston Road and infilling of 7 existing ground floor level windows on Euston Road. **Withdrawn by applicant**

2011/4791/P – 2011/4792/L : Planning permission and listed building consent for the installation of 3 x CCTV cameras at ground floor level and 1 x CCTV camera at second floor level on Euston Road elevation, 5 x CCTV cameras at ground floor level and 1 x CCTV camera at second floor level on Melton Road elevation, 2 x CCTV cameras to Stephenson Way west elevation and 2 x CCTV cameras to Stephenson Way north elevation at ground floor level; external lighting at first floor level to Euston Road and Melton Road elevations and lights above Melton Road and Euston Road main entrances and by study entrance. **Under consideration**

2011/4777/A – 2011/4780/L: Advertisement and listed building consent for display of 5 x illuminated and 5 x non illuminated signs adjacent to entrances onto Euston Road and Melton Street and display of 1 x internally illuminated free standing "Totem" sign on the corner of Euston Road and Melton Street. **Under consideration**

2010/4900/P - 2010/4901/L: Planning permission and listed building consent for change of use of building from vacant offices (Class B1) to Royal College of General Practitioners Headquarters (Sui Generis), extensions and alterations at 3rd, 4th and 5th floor levels including creation of additional accommodation, plant rooms and rear terrace at 4th floor level, extension into lightwell 1 and enclosure of lightwells 1 & 2 with glazed roof plus elevational alterations and internal alterations. **Granted subject to S106 03/03/2011. This consent is currently being implemented.**

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

DP28 Noise and vibration

Camden Planning Guidance 2011

CPG1 – Design

CPG6 – Amenity

London Plan 2011

Assessment

Planning permission is sought to install two flues from basement to roof level on the rear elevation of the building within the north lightwell and to install an aerial and satellite dish to roof level of rear elevation on Stephenson Way.

Design

The proposed flues will replace a previous flue which has since been removed from the building. This flue was located in a similar position to the proposed flues. The proposed flues would be located within the north lightwell and will only be visible from Stephenson Way and from upper floors of some of the buildings within the vicinity of the site. The flues would have a black finish. The proposed aerial and satellite dish would also be located to the rear of the building at roof level. The aerial would have a maximum height of 2 metres above roof level, however it would not be obtrusive when viewed from ground level. Given the position, and the limited views available to the affected areas, the proposals would have a minimal impact on the character and appearance of the conservation area and would not harm the special interest of the listed building.

Amenity

Under Development Policies DP26 and DP28, Camden will seek to ensure that development does not cause harm to amenity in terms of noise and vibration, and will not permit development that exceeds Camden's Noise Thresholds.

The proposal has been assessed by the Council's environmental health officer. Based on the specification provided for the boiler and flue and given its location (within the lightwell and surrounded on three sides by tall buildings) and the nature of the use of the building, the noise levels from the flue would be negligible in comparison to the background noise level. Based on the information provided it is considered that the application would not exceed Camden's noise thresholds, and thus would not have an unacceptable impact on amenity. However, an acoustic report demonstrating that the Camden's noise standards will be met would be secured by condition in order to ensure that no harm is caused to amenity.

Conclusion

The development is considered to be acceptable in terms of impact on the character and appearance of the listed building and the conservation area, and on local amenity.

Recommendation: grant planning permission and listed building consent.

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