

Delegated Report		Analysis sheet	Expiry Date:	30/12/2011
		N/A / attached	Consultation Expiry Date:	N/a
Officer		Application Number(s)		
Charles Rose		2011/5356/P		
Application Address		Drawing Numbers		
William Goodenough House 35 - 42 Mecklenburgh Square London WC1N 2AN		Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to condition 4 (sample panel of facing brickwork and roofing materials) of planning permission dated 08/06/10 (ref. 2010/1411/P) for the 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).				
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					

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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 College is arranged in the form of 2 squares of terraced blocks surrounding 2 central courtyards and with a central spine block between the two. The terraces are designed in neo-Georgian style dating from the mid-20th 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 buildings are linked at upper floor level with an arch opening from Heathcote Street at ground level.

The property is located in the Bloomsbury Conservation Area, but is not listed.

Relevant History

08/06/2010 GRANTED - 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). Ref: 2010/1411/P

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24 and 25

Assessment

Permission is sought to discharge details of facing materials pursuant to condition 4 (sample panel of facing brickwork and roofing materials) of planning permission dated 08/06/10 (ref. 2010/1411/P) for the 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).

Brick sample

Handmade College Multi Blend 1 & 2; Handmade Primrose Gault Yellow and; Ibstock – Handmade Tonbridge Grey Brown.

Flemish bond with flush pointing in natural mortar colour

Slate: Natural slate reusing existing

Coping : Concrete coping to match existing coping

The brickwork would be of a suitably high quality finish to match the existing retained facades. The details would satisfactorily preserve the character and appearance of the building within the Conservation Area.

It is recommended the condition be discharged.