

Delegated Report		Analysis sheet		Expiry Date:		23/11/2011	
		N/A		Consultation Expiry Date:		03/11/2011	
Officer				Application Number			
John Sheehy				2011/3928/P, 2011/4003/L			
Application Address				Drawing Numbers			
2 -8 Ridgmount Street & 6 Store Street London WC1E 7AA				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Amendments to planning permission and listed building consent granted 12/11/09 (refs: 2009/2629/P and 2009/2632/L) for the reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmount Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmount Street and alterations to 2 Ridgmount Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace namely, omission of slot window and installation of two new doors at first and second floor level on rear elevation, enlargement of plant enclosure on first floor flat roof, new access ladders with balustrading to rear side elevations.							
Recommendation:		Grant permission subject to deed of variation and listed building consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	23	No. of responses No. electronic	2 0	No. of objections	0	
Summary of consultation responses:	Site and press notices displayed for 3 weeks. Comments received from 2 neighbouring occupiers stating that they only support the application if the additional work is not going to generate noise.						
CAAC/Local groups comments:	Bloomsbury CAAC: "no comment".						
Site Description							
The site is located on the east side of Ridgmount Street at the junction with Store Street. It contains a former petrol station with adjacent offices, the redevelopment of which was granted in March 2010.							
The immediate environs of the site are characterised by buildings of a variety of scales and uses including a parade of shops on the south side of Store Street. There are also office, residential and education uses in the immediate context.							
The former dining room of The Academy Hotel is located to the rear of no. 4-8 Ridgmount Street. The dining room is grade II listed as part of the 15A to 30 Gower Street Georgian Terrace.							
The site forms part of the Bedford Estate and is within Bloomsbury Conservation Area.							
Relevant History							
March 2010 Planning permission granted for reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgemont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgemont Street and alterations to 2 Ridgemont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace and demolition of 6 Store Street, lock up garages at 2 Ridgmount Street and 4-8 Ridgmount Street behind a retained façade, refs. 2009/2629/P, 2009/2634/C & 2009/2632/L. PERMISSION IMPLEMENTED AND WORKS UNDER WAY ON SITE.							
June 2011 Minor material amendment to planning permission granted on 12/11/2009 (ref: 2009/2629/P) for the "Reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmount Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmount Street and alterations to 2 Ridgmount Street to create an Class A1 (shop)/Class A3 (restaurant) and							

Class B1 (office) floorspace.", to include alterations to the approved fenestration, refuse area and plant room and associated alterations granted subject to section 106 Legal Agreement, ref. 2011/0168/P.

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

London Plan 2011

Assessment

Proposal: planning permission is sought for amendments to planning permission granted 12/11/09 (ref: 2009/2629/P) namely, installation of two new doors at first and second floor level on the rear elevation, enlargement of plant enclosure on first floor flat roof, new access ladders with balustrading to rear, side and Store Street elevations.

The new doors would be inserted in the rear of the approved office building and the plant enclosure and access stairs would be located on the grade II listed former dining room of The Academy Hotel, located to the rear of no. 4-8 Ridgmount Street. The site forms part of the Bedford Estate and is in Bloomsbury Conservation Area.

Assessment

Conservation and Design

Impact on area and setting of adjoining listed buildings

The new access doors would not be visible from the public realm and only visible from the rear of the Georgian Terrace buildings on Gower Street. The works would have no impact on the setting of the building due to the distance between properties and the minimal disruption to the visual amenity of the area the doors would cause.

In this respect the installation of the new access ladders and plant enclosure would also cause minimal impact on the character and appearance of the area and setting of the adjoining listed buildings. The southern proposed ladder and balustrade would be seen from the public realm and from within the courtyard of the new café but would be discreet alterations and would not cause visual obstruction or harm the character of the area.

Impact on listed building

The works would not harm the special architectural or historic interest of the former dining room.

The balustrade and ladders would need to be fixed to the exterior but the fastening would have no impact on the building as a whole.

The C&UD observation for the original scheme stated, "The dedicated plant housing on the south side of the existing lantern light would not readily be perceivable from within the hall and would be largely concealed from the rear façade of the listed terrace by the lantern itself." The new plant enclosure would unduly impact on the listed building further

Other issues

While it is proposed to enlarge the plant enclosure no new or replacement plant is proposed as part of the current application. As a result, the proposed amendments will not have any further noise impacts in addition to the original permission.

There are no new amenity or land use considerations as a result of the proposed changes.

Recommendation: grant planning permission subject to Deed of Variation and listed building consent.

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