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| Delegated Report | | Analysis sheet | | Expiry Date: | | 02/02/2011 | |
| | | N/A / attached | | Consultation Expiry Date: | | 14/01/2011 | |
| Officer | | | | Application Number(s) | | | |
| Amanda Peck | | | | 2010/6726/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 15 Bloomsbury Square London WC1A 2LP | | | | Refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of rear roof dormer extension and side roof extension to existing fifth floor to accommodate new ancillary office space, alterations to existing fourth floor rear elevation, installation of enclosed roof top plant, green roof, roof top herb garden, solar panels to rear roofslope and associated roof top access and walkway alterations. | | | | | | | |
| Recommendation(s): | | Grant planning permission subject to a S106 legal agreement | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 05 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A site notice was displayed between 15 December and 5 January and a press notice was in place between 23 December and 13 January. No comments were received. | | | | | |
| CAAC/Local groups comments: | | Bloomsbury CAAC – No comment | | | | | |

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| Site Description |
| <p>The site is located in the south area of the borough within the Central London Area and the Bloomsbury Conservation Area. The five storey plus basement building is located on the south west side of Bloomsbury Square overlooking the public open space of Bloomsbury Square Gardens. The building is not listed, unlike the majority of the surrounding buildings, but is considered to make a positive contribution to the character and appearance of the conservation area. The majority of buildings surrounding the square are in commercial/office use. The property itself is a purpose built B1 office with shop unit at ground and basement level facing onto Pied Bull Yard at the rear. The building is currently vacant, but planning permission was recently granted for the change of use to a D1 education use for use by the Cordon Bleu gastronomy school (see relevant history below).</p> <p>The building itself is a late 20th Century infill addition to the square. With red brick and white stucco it follows the traditional style of the earlier original buildings the majority of which are listed. To the rear the building backs onto the courtyard style square of Pied Bull Yard. The yard is surrounded by a mixture of shop units at ground level with offices and residential above.</p> |

Relevant History

2010/1470/P Change of use of part basement, ground floors and entire 2nd to 5th floors from offices (Class B1) to Non-Residential Institution (Class D1). Granted 1 July 2010

Relevant policies

LDF Core Strategy and Development Policies

CS3 - other highly accessible areas
CS5 – Managing the impact of growth and development
CS9 - Achieving a successful Central London
CS10 – Supporting community facilities and services
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through promoting higher environmental standards
CS14 - Promoting high quality places and conserving our heritage
CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity
CS19 – Delivering and monitoring the Core Strategy
DP15 – Community and leisure uses
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and limiting the availability of car parking
DP22 – Promoting sustainable design and construction
DP24 – Securing high quality design
DP25 Conserving Camden's heritage
DP28 – Noise and vibration
DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement (draft)

Assessment

Proposal

The proposal is for the following work which are required in association with the recently approved change of use of the building to a D1 education use for use by the Cordon Bleu gastronomy school:

- Fifth floor extensions to the rear and side, the rear extension being fully width and projecting 3.5m from the existing roof slope and the side extension being 4m in width to infill the existing central 'butterfly' roof slope. These extensions will allow the existing fifth floor space to be used as administrative office space ancillary to the recently approved D1 use and allow the creation of 131sqm of new floorspace;
- Alterations at fourth floor level to the existing projection at the rear elevation to change an existing dormer design to the same design as exists at the lower levels. This alteration does not create any additional floorspace;
- A new roof top plant area located at the rear screened by a 1.8, high acoustic louvered screen, adjacent to the boundary with number 16. This is set back from the front elevation by approximately 13m and from the rear elevation by approximately 6m. The proposed plant includes 10 condenser units, 5 kitchen extract fans and 2 servicing fans;
- A boiler flue to be installed within the existing rear ventilation shaft discharging 1m above the top of the shaft;
- The provision of PV panels to the rear roof slope in a 30sqm area with a 30 degree pitch;
- Relocation of previously approved green roof to the centre of the roof of approximately 31sqm, along with the provision of a rooftop herb garden of approximately 30sqm adjacent to the boundary with 14 Bloomsbury Square;
- Extension of the lift up to 5th floor level and associated extension of the lift overrun at roof top level to a height of 1.5m;
- New covered stair hatch at roof top level with a sloping roof and a maximum height of 1.5m; and
- Associated works including a roof top access walkway with handrail.

At the time the change of use was assessed the committee report stated the following with regard to plant and ventilation equipment:

"As primary cooking would take place on site plant and ventilation equipment will be required. Details

of such equipment have not been submitted as part of the current application which primarily seeks to establish the principle of the change of use. The building benefits from an existing extensive basement plant area and a ventilation shaft running the full height of the building to the rear. It is therefore considered likely that the required plant could be accommodated within the building without extensive external alterations. This is confirmed in the applicant's supporting statement. It is therefore recommended that a condition be attached to any permission ensuring that any plant or equipment meets the Council's noise standards. The applicant is advised that any plant or equipment to be installed externally would require planning permission and would be subject to the usual assessments including noise output".

The applicant has consequently advised that the basement and existing ventilation shaft are now fully utilised with plant and services serving both this building and neighbouring buildings (12, 13 and 14) which leaves no scope for the condensers and extract plant to be accommodated internally. They also require additional office space to accommodate their administrative office facilities.

Design

The proposed side 5th floor extension is to be white painted render at the boundary with number 14 and is set back from this side boundary by 1m to allow the existing central 'butterfly' roofslope to still be read from views from the south. The proposed 5th floor dormer extension is located above and is of a similar design to an existing dormer level at 4th floor and will be visible from the rear courtyard at Pied Bull Yard. Both extensions will not substantially increase the height of the building as there is a large double pitched roof that exists on the building and the proposal is to merely extend this roof space. The proposed alterations at 4th floor level to the rear are to match the design of the lower floors to this part of the building. The proposed screened roof plant area will be approximately 1.8m higher than the existing ridge line, the 1.5m lift overrun and access hatch are located adjacent to the roof plant area and are almost in the centre of the roof area.

It is recognised that the 5th floor side roof extension will be partially visible from views to the south. The 5th floor rear dormer extension and the amendments at 4th floor level on the rear elevation will be visible from Pied Bull Yard to the west. Given the scale of the existing building, the relatively modest size of the proposed extensions, the set back from the side elevation it is considered that they will not have a detrimental impact on the building itself, neighbouring and nearby listed buildings or the Bloomsbury Conservation Area and are considered appropriate.

The proposed roof top plant area has been set back substantially from the side and front elevations and set back from the rear elevation. Even though it is 1.8m higher than the existing roof ridge line these set backs mean that it will not be visible from Pied Bull Yard, from the South or from the East on Bloomsbury Square. The proposed lift hatch may be partially visible from the East on Bloomsbury Square. Given the fact that these proposals at roof level are not visible or only partially visible it is considered that these will not have a detrimental impact on the building itself, neighbouring and nearby listed buildings or the Bloomsbury Conservation Area and are considered appropriate.

Amenity

The applicant has submitted a Plant Noise Emissions Assessment report that concludes that the proposed roof top plant will be in accordance with Camden's noise limits. There are therefore not considered to be any noise impacts on nearby properties. A number of conditions are considered to be necessary in this regard to protect neighbourhood amenity, these comprise ensuring that the plant is not in operation at night-time, that acoustic isolation and sound attenuation is provided, and that noise levels are acceptable.

The proposed extensions and roof top additions are not close to or projecting from any adjoining windows and are therefore not considered to have any impacts in terms of overlooking or overshadowing.

Transport

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The site is within the "Clear Zone Region", for which the whole area is considered to suffer from parking stress. Not making the increased floorspace car-free would

increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within which would be unacceptable. It is therefore recommended that the development be secured as car free in accordance with policies DP18 and DP19, through a section 106 legal agreement.

In terms of cycle parking, whilst the changes at 5th floor level provide an office space for 35 members of staff it is not thought that this substantially increases the amount of staff that will be on site at any one time in comparison to the 2010 permission and additional cycle parking space is not therefore required.

Sustainability

A BREEAM assessment and an energy statement were submitted as part of the 2010 application to change the use of the building. The measures included focus on energy efficiency and savings, which was considered to be the most appropriate approach for the existing building and the proposed use. An amended energy statement has been submitted and the same measures are proposed including induction cooking, heat recovery, controlled lighting systems, a 17% reduction in carbon dioxide emission of the building and PV panels on the south west facing roof slope to the rear of the building. It is recommended that a condition be attached to any permission requiring the submission and approval of further details of the PV panels and that the recommendations of the energy report are secured through a separate section 106 agreement.

A BREEAM higher education assessment was submitted as part of the original application to change the use of the building and has been included as an appendix to the energy statement. The applicant has demonstrated the proposed scheme can achieve 'very good' rating in line with the targets outlined in Camden Planning Guidance. In addition the proposal performs well in the Materials category achieving 66.7% of the credits and in the Water category for a retro-fit scheme achieving 75% of the credits, plus an additional credit in the Innovation category, which relates to water conservation. The proposal only achieves 50% in the Energy credits despite improving the overall performance of the scheme by approx 17% with regards to CO2 emissions. This is considered to be satisfactory with a post-construction review secured through a separate section 106 agreement.

A brown/green roof is proposed on the flat roof of the building which is welcomed under policy CS15. Full details of this are to be secured by way of a condition.

Recommendation

Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car free development
- BREEAM- post construction review
- Compliance with the submitted energy statement

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