

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/10/2011	
		N/A		<b>Consultation Expiry Date:</b>		06/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2011/4344/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Coram Mansions 64-68 Millman Street London WC1N 3EG				Please refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Variation of condition 4 (development built in accordance with approved plans) of planning permission granted on 14/01/2011 (ref: 2010/5259/P) for erection of mansard roof extension to create 2 x 2 bedroom flats and refuse bin area to the rear of the existing mixed-use building (Class A3, B1a and C3), to allow alteration to height of mansard roof, stair core roof and chimneys and installation of smoke extract vent at roof level.							
<b>Recommendations:</b>		<b>Grant Planning Permission subject to a deed of variation</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>37</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		A site notice was erected on the 07/09/2011-28/09/2011 A press notice was advertised on the 15/09/2011-06/10/2011					
<b>CAAC/Local groups comments:</b>		No response has been received from Bloomsbury CAAC					
<b>Site Description</b>							
The application site is a four storey mid-terrace building located on the east side of Millman Street. The property currently comprises a restaurant (Salaam Namaste) and office at the ground floor and basement and 6 flats above, 2 each on the first, second and third floors. The building is not a listed building, but it is located within the Bloomsbury Conservation Area.							
<b>Relevant History</b>							
<b>2010/5259/P:</b> Erection of mansard roof extension to create 2 x 2 bedroom flats and refuse bin area to the rear of the existing mixed-use building (Class A3, B1a and C3) <b>Granted subject to a section 106 agreement 14/01/2011</b>							

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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)

**London Plan July 2011**

**Camden Planning Guidance 2011**

## Assessment

### Proposal

Permission is sought for a minor-material amendment to the planning permission (2010/5259/P) granted for the erection of a mansard roof addition, to incorporate 2 x 2 bed units above existing residential accommodation (Class C3). A minor material amendment is defined as *'one whose scale and nature results in a development which is not substantially different from one which has been approved'*.

This application seeks permission for the following amendments to the previously approved scheme:

- Extend the height of the party walls with new concrete parapet copping;
- Increase the height of the previously approved mansard addition by 310mm;
- Increase the height of the staircore roof and existing chimneys by 430mm; and
- Install a new fire smoke vent (rooflight) on the staircore roof;

### Design

The proposal seeks to extend the height of the previously approved mansard roof extension as well as associated alterations at roof level. The proposed addition of the parapet copping to the party wall as well as raising the height of the approved scheme are considered acceptable and will not result in any significant elevational changes to the approved scheme. Like wise the installation of the smoke vent will not have a detrimental impact on the overall appearance of the extension. Due to the height of the building, it is not considered that the works to the height of the building as well as the alterations to the parapet wall would harm the character and appearance of the conservation area. The installation of the smoke vent would not be visible from the public realm as it takes the design of a flat rooflight situated over the existing staircore. The proposed revised works would be marginally visible from the public realm yet due to the minor nature of the proposals, they are not considered to harm the appearance of the building or the conservation area.

The amendments are therefore considered appropriate in this location.

### Amenity

Whilst the height of the roof ridge, the staircore roof and the chimneys are to be raised, it is not considered that the addition height would have any detrimental impact on the amenity of the neighbouring properties in terms of daylight nor sunlight or increased sense of enclosure to that of the previous application.

Whilst the internal layouts of the proposed flats have changed, such amendments are not considered to be material amendments nor detrimental on the amenity of future occupiers nor neighbouring properties.

The proposed smoke vent arrangement and addition of the copping to the parapet walls will not have any impact on neighbouring amenities in terms of sunlight daylight restriction, privacy or sense of enclosure.

The proposed changes are not considered to result in a development which is substantially different from one which has been approved and are therefore considered to constitute a minor material amendment. A deed of variation to the substantive permission is required to regularise the approved drawings.

**Recommendation: Grant Planning Permission subject to a deed of variation**

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