

Delegated Report		Analysis sheet		Expiry Date:		18/10/2011	
		N/A / attached		Consultation Expiry Date:		06/10/2011	
Officer				Application Number(s)			
Charles Rose				2011/4293/P 2011/4294/L			
Application Address				Drawing Numbers			
233 Shaftesbury Avenue London WC2H 8EL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations to mixed use property consisting of offices (Class B1) and residential use (Class C3) including installation of 2x satellite dishes and balustrade at roof level and "Hind House" lettering at ground floor level.							
Recommendation(s):		Grant planning permission and listed building consent.					
Application Type:		Full Planning Permission					
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:		Site and press notice: No Response					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: no objection					

Site Description

The site is positioned between Shaftesbury Avenue and Dyott Street close to St. Giles Circus. The site comprises a six storey Grade II listed building built in 1929 most recently in use as an office block with a residential unit on the fifth floor. The building is located in a predominately commercial location in the Bloomsbury Conservation Area. The building is currently unoccupied and is undergoing internal renovation works

Relevant History

02/12/2010 GRANTED External alterations including the replacement of plant at roof level and new handrail, replacement of the glass wall to the north rear elevation and new balustrade to terrace of existing building. 2010/4826/P / 2010/4842/L

24/05/2011 GRANTED External alterations at roof level to include insulation, ballast, steel framework, anti-vibration feet, plant screen and handrail. 2011/1658/L

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

CS1 (Distribution of growth),
CS5 (Managing the impact of growth and development),
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design),
DP25 (Conserving Camden's heritage),

Camden SPG – Design

Assessment

Planning permission and listed building consent is sought for minor alterations including

1. installation of 2x satellite dishes and balustrade at roof level
2. Add "Hind House" bronze signage lettering above the entrance at ground floor level.
3. To build a new partition wall in the basement

Internal alterations

This building has a particularly fine front facade in the neo Egyptian style however internally substantial works have been carried out (historically) and virtually nothing remains of the original interior.

As such the installation of new partition at basement level would not have an impact on the significance of the building in this instance.

External alterations and additions

The proposed satellite dishes will be located at roof level. The dishes would be set on the flat roof in the centre of the roof and would not be visible from the street below in long or short views. It is therefore considered that the new units would not have a detrimental impact on the special character of the listed building or character and appearance of the wider conservation area.

The signage would be non-illuminated pin-mounted letters to the existing fascia this would subtly sign the building without harm to its special character or architectural interest.

Recommendation – Grant planning permission and listed building consent.

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