

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	02/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>	n/a	
<b>Officer</b>			<b>Application Number(s)</b>			
Charles Thuaire			2011/3897/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
William Goodenough House 35 - 42 Mecklenburgh Square London WC1N 2AN			See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Amendments, involving reconfiguration of the cycle parking arrangements, to planning permission granted 08/06/2010 (2010/1411/P) for 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).						
<b>Recommendation(s):</b>		approve				
<b>Application Type:</b>		Non Material Amendments				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		-				
<b>CAAC/Local groups* comments:</b> *Please Specify		-				

## 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 terraces are designed in neo-Georgian style dating from the mid-20<sup>th</sup> 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 property is located in the Bloomsbury Conservation Area, but is not listed.

## Relevant History

8.6.10- 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).

Various NMA and MMA amendments approved since then for internal and external changes

## Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

Planning permission was granted in 2010 for alterations to this building including a replacement mansard roof and new two storey roof extension (ref: 2010/1411/P).

In working up the scheme, further design developments have been undertaken and in particular the cycle parking arrangements in the courtyard have been reviewed. It is noted that a condition requires the approved cycle parking facilities to be implemented in accordance with the approved plans hence this application for a NMA is required to regularise the situation.

The approved layout involved 31 additional new bike stands in one row within the internal western courtyard in addition to the existing 3 rows and existing 2 covered enclosures. The variation now involves removing the existing cycle enclosures and stands as well as omitting the approved new stands and instead providing 9 rows of cycle stands in the centre of the courtyard. The stands are Sheffield cycle stands and are spaced and located in accordance with CPG standards. Indeed 4 more cycle spaces are provided compared to the previous approved scheme. Nevertheless the new arrangement entirely relates to an internal courtyard and is not visible within the public realm. It does not affect the overall design, layout and use of the building nor affect the character of the conservation area.

The new arrangement is relatively minor in the context of the whole scheme. The proposed changes can therefore be regarded as a non-material variation to the approved scheme.

### **Disclaimer**

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