

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/06/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/06/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/2204/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Foster Court Malet Place London WC1E 7JG				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>							
Amendment to relocate the screen wall at North end of Foster Courtyard to planning permission dated 03/11/2009 (ref. 2009/3608/P) for various alterations including new condenser compound and associated screening to internal courtyard at ground floor level.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<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>		A site notice was displayed from 20/05/2011 and a press notice published on 26/05/2011 – No comments have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC – No comments received.					

## Site Description

The application site forms part of the University of London complex which is 5 storeys high. The site itself is accessed via Malet Place and is located within the courtyard of Foster Court. The property is not listed but is located within Bloomsbury Conservation Area.

## Relevant History

2009/3608/P - New condenser compound and associated screening to internal courtyard at ground floor level and external alterations to university building (Class D1) incorporating new platform lift, doors, windows and soft landscaping. *Approved 03/11/2009*

## 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

### Camden Planning Guidance 2011

### Bloomsbury Conservation Area Statement

## Assessment

### Proposal:

Permission is sought to amend a previously approved scheme (2009/3608/P) to relocate a screen wall, and create a semi-covered storage area at the northern end of Foster Court.

A site visit on the 10<sup>th</sup> June 2011 showed that the works have been implemented.

### Assessment:

The previous approval granted permission for a number of air-condenser units and associated screen walls within Foster Court. This application relates solely to the northern screen wall which was initially granted to be approximately 1m from the face of the adjoining building.

The amended scheme sees the wall placed approximately 7m from the face of the adjoining building (at its furthest point) and a partially enclosed store and maintenance area erected in the resulting space. The height of the wall has also been increased slightly, from approximately 2.5m to 2.9m and there would be some minor alterations to the sizes of the doorways – the materials would match those previously approved being open bond Staffordshire blue brickwork and stained timber.

The amended scheme is considered to be acceptable, the open bond brick-work and slatted timber enclosures reduce the bulk of the wall whilst the materials are considered to be acceptable and appropriate. The works are contained within a semi-private courtyard which is not visible from the surrounding conservation area.

Although the courtyard is being reduced in size as a result of the proposal it is not considered that this will have a detrimental impact on those who frequent the area, there will be no perceivable impact on pedestrian flows and there are sufficient access points in the wall to allow pedestrians to move freely.

**Recommendation: Grant Planning Permission.**

### Disclaimer

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