

Delegated Report		Analysis sheet		Expiry Date:		06/06/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/05/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/1652/P 2011/1660/L			
Application Address				Drawing Numbers			
7 Argyle Square London WC1H 8AS				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Planning permission – Retention of roof terrace, door and balustrade and extension to part of the existing balustrade to rear first floor level of Hotel (Class C1)							
Listed building consent - Retention of balustrade and extension to part of the balustrade to rear first floor level of Hotel (Class C1)							
Recommendation(s):		Grant planning permission Grant Listed building consent					
Application Type:		Full Planning Permission Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice erected on the 28/04/2011 allowing comment until the 19/05/2011 and a press notice displayed in the Ham&High on the 20/04/2011 allowing comment until the 11/05/2011 – no comments received.					
CAAC/Local groups comments:		Bloomsbury CAAC – object for the following reasons; <ul style="list-style-type: none"> It is understood that planning permission is required for this access door and this should not be granted as it is inappropriate for the listed building. It follows that consent for the balustrade should be refused. Both are wholly inappropriate. (Refer to 1.3 and 2.1-2.2) 					
Site Description							
The site comprises a grade II listed end of terrace property located on the corner between Argyle Square and St Chad's Street. The application site is at the end of a row of 19 terrace properties that are now mostly used as hotels forming the east side of Argyle Square. A garden lies at the centre of the Square. The square is characterised by hotel uses but there are some dwellings in residential use. The building comprises ground, plus basement and three upper floors with a recently rebuilt rear extension and is in use as a hotel. The building is located within the Bloomsbury Conservation Area.							

Relevant History

01/04/2004 – **p.p. & LBC (2003/1481/P & 2003/2781/L) refused** for the conversion of No.7 from Hotel (Class C1) to provide seven self-contained residential apartments (Class C3) and associated internal alterations at all levels. (2003/2781/L & 2003/1481/P)

08/09/2006 – **p.p. & LBC (ref: 2005/0207/P & 2005/0209/L) granted** subject to S106 for the change of use and works of conversion, including the installation of a window at rear ground floor level, of No.7 from hotel (Use Class C1) to residential (Use Class C3) to provide five self-contained flats, and the retention of No. 8 as an hotel (Use class C1).

08/07/2009 - **p.p. & LBC (ref: 2009/1929/P & 2009/1390/L) granted** for the retention of rebuilt rear ground and first floor level extension, plus associated alterations to windows on rear elevation and installation of new windows to side elevation, plus internal alterations.

01/02/2010 - **Approval of Details (listed building) (2009/5853/L)** granted for the Submission of details of window samples; brickwork and render pursuant to conditions 1 and 2 of planning permission dated 08/07/2009 ref no. 2009/1390/L for works associated with the retention of rebuilt rear ground and first floor level extension.

01/02/2010 - **Approval of Details (listed building) (2009/5853/L)** granted for the Submission of details pursuant to condition 2b (window sample), 3a (brickwork sample), 4 (render sample) of planning permission dated 03/09/2007 ref no. 2007/3008/L for works associated with the erection of a four storey side extension to a hotel (Class C1).

12/02/2010 – **LBC (2009/4845/L) refused** for internal alterations to main building to provide 5 self contained accommodation suites including new staircase, floors and internal partitions. (ref: 2009/4845/L)

22/09/2010 – **Enforcement Investigation opened (EN10/0900)** into an alleged breach of the construction of roof terrace with balustrade at rear 1st floor level.

31/01/2011 – **p.p. (2010/6205/L) granted** for the retention of door at the rear of east elevation of a residential dwelling (Class C3).

18/03/2011 – **planning application (2011/0205/P) withdrawn** for amendment to the approved scheme (ref: 2009/1929/P) to replace a door at the rear of east elevation to create access to roof terrace to Hotel (Class C1).

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),
- DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

1. Proposal

- 1.1 Planning permission is sought for the following;
- To retain the existing door onto the first floor roof terrace and the obscure glazed balustrade.
 - Use of the flat roof as a terrace
- 1.2 Planning permission and listed building consent are sought for the following;
- The retention of the existing balustrade to the first floor roof terrace
 - An increase in the height of the existing balustrade along the rear of the terrace by 1.35m.
- 1.3 Listed building consent (31/01/2011) was previously approved on 31/01/2011 for the retention of the door on to the first floor terrace.

2. Design

- 2.1 Listed building consent was previously approved for the retention of the door allowing access onto the roof terrace as it was considered that the addition did not harm the special interest of the listed building. The design and materials of the door are considered appropriate and do not detract from the character and appearance of the wider conservation area.
- 2.2 It is considered that the obscure glazed balustrade around the roof terrace, positioned to the rear of the recently constructed extension does not harm the special interest of the listed building or the character and appearance of the wider conservation area. It is considered the proposed extension to the glass balustrade on the rear elevation would also be acceptable and raises no design concerns. Furthermore it must be noted that the rear elevation was previously surrounded by an unsightly metal grille with barbed wire therefore its removal with a more sensitive intervention is welcomed.
- 2.3 It is considered that the proposed materials, position and scale of the balustrade are appropriate in the context of the host building and would not harm the special interest of the host building or the character and appearance of the wider conservation area.

3. Amenity

- 3.1 The terrace is 1.6m deep and 4.5m wide. Permission is sought to retain the existing obscure glazed balustrade affixed above the parapet wall and to extend the height along the rear elevation to 1.8m from the floor level of the terrace. It is considered that the balustrade and the proposed extension to the rear would be sufficient to prevent overlooking and loss of privacy to the occupiers of no. 26 St. Chad's Street. A condition would be attached to the decision notice to require the installation of the extension to the balustrade along the rear elevation prior to the use of the terrace and the ongoing retention of the balustrade.
- 3.2 It is considered that any views back towards to the windows on the rear elevation of the host building and the neighbouring buildings are oblique and restricted given the depth of the terrace. It is therefore considered that the use of the flat roof as a terrace would not result in unreasonable levels of overlooking to any neighbouring occupiers and is considered acceptable.

4. Recommendation

- 4.1 Grant planning permission and listed building consent.

DISCLAIMER

Decision route to be decided by nominated members.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>