

Delegated Report		Analysis sheet		Expiry Date:		15/03/2011	
		N/A / attached		Consultation Expiry Date:		09/03/11	
Officer				Application Number(s)			
Connie Petrou				2011/0187/P 2011/0188/L			
Application Address				Drawing Numbers			
42 Museum Street London WC1A 1LY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Extension to existing basement to create additional storage space to retail unit (Class A1). Demolition of a small section of the existing basement wall and insertion of a doorway in association with a basement extension. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant planning permission Grant 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:		None					
CAAC/Local groups* comments:		None					
		*Please Specify					
Site Description							
<p>This is a four storey building located on the corner of Museum Street and Little Russell Street. The building is listed Grade II as a group with No's 42-47 (consecutive). This terrace of six houses, with later shops at ground floor level, was erected circa 1700 and re-fronted in 1855-64 by William Finch Hill. The terrace is formed in stucco with rusticated ground floor and pilaster strips separating each house and at angles in a modified French Renaissance style.</p> <p>No 42 turns the corner between Museum Street and Little Russell Street. At the eastern end of the site, adjacent to 5 Little Russell Street there is an existing 20th century full width single storey extension. It is not considered to be of historic interest and consent has recently been granted (ref. 2010/2318/P and 2010/2336/L) to demolish the structure and replace it with a two storey replica.</p> <p>The site is located in the Bloomsbury Conservation Area. It also falls within the Central London Area, the Museum Street Local Area and an Archaeological Priority Area.</p>							
Relevant History							
<p>2010/2318/P and 2010/2336/L - Change of use of existing building from financial and professional services (Class A2) to provide a retail unit at basement and part ground floor (Class A1), with a 3 bedroom residential flat above (Class C3), including the demolition of an existing single storey rear addition and the erection of a two storey replacement rear extension containing a 1 bedroom residential dwelling house (Class C3). Granted 25/6/11</p>							

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
DP27 Basements and Light wells

Bloomsbury Conservation Area Statement

Camden Planning Guidance 2006

Assessment

Proposal

Planning permission and listed building consent is sought for the excavation of a basement beneath existing single storey extension (to be demolished under previous planning permission and listed building consent 2010/2318/P and 2010/2336/L) to rear of property. There are existing basements on three sides of the proposed extension at 43 Museum Street to the south, 5 Little Russell Street to the east and the host property to the west. The proposed basement is to be accessed via a single door opening from the existing basement closet wing associated with no. 42 Museum St. The proposed basement will provide additional storage space to the existing retail unit. The basement area will extend 3.7m in width have a maximum length of 5.6m and a maximum depth of 2.9m.

Design

All the proposed works are at subterranean level. Policy DP27 state the most appropriate type of basement development would 'not extend beyond the footprint of the original building' and be 'no deeper than one full storey below ground'. The proposed basement would extend underneath the footprint of the proposed two storey extension to a depth of 2.9m.

The basement extension would not be visually expressed at ground floor level, therefore the formation of additional basement level accommodation is not considered in design terms to impact on the character and appearance of the conservation area. Given the limited extent of the opening (subtle access door) between the old and new basements the works are not considered to have any substantial harm to the character of the historic building and only result in loss of minimal fabric.

The Camden Planning Guidance 2006 states that new basements should have a room height of 2.3 metres, while a height of 2.1m is acceptable for existing basements. Given that the room will be used as storage associated with the retail unit, this head height room is considered acceptable.

Amenity

As the proposed works are all below ground they will not result in any loss of amenity for neighbouring occupiers, specifically in terms of light, outlook or privacy.

Structural Stability

The applicants have submitted a Construction Method Statement 'General Notes and Specifications' to demonstrate how the basement could be constructed without causing a detrimental impact on the structural stability of the adjoining properties. This information is considered sufficient at this stage to assist in determining the application. The controls set out in building regulations are considered to be sufficient to protect the neighbouring buildings and wider surrounding area from undue movement once work commences.

As the site is not located in an area identified in policy DP23 (Water) as potential to be at risk of surface water flooding and as the basement development does not extend beyond the footprint of the original building or is deeper than one full storey below ground level (approximately 3 metres in depth) the level of information submitted is satisfactory to ensure that the basement development does not harm the built and natural environment or local amenity.

Archaeology

The site is located within an archaeological priority area and is considered an area where archaeological remains may be anticipated. On this basis English Heritage's Greater London Archaeology Advisory Service has requested that a condition be attached to the permission requiring the applicant to secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation to be submitted and approved by the Local Planning Authority prior to implementing the proposal.

Recommendation: Approve Planning and Listed Building Consent

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